



St. Ouen

£4,750,000

Luxury Modern Residence with Sea Views



Gated tree lined driveway approach

Sea and country views

Enviably private location

Built and finished to the highest specifications

Beautiful Mark Wilkinson kitchen

Perfect home for entertaining

Panoramic views of St Ouen's Bay

Light and spacious throughout

Swimming pool and sunken fire-pit area





Set in a peaceful location in St. Ouens' Bay overlooking the countryside to the sea. There are views to Corbiere and the sunsets are quite spectacular. It is approximately five minute's walk to the sea and the beautiful expanse of the majestic bay.



The property is approached through secure stylish electric gates with a tree lined driveway. It was completely rebuilt (save four external walls) and extended in 2012 to the highest specifications. This superb property occupies an enviable position offering complete privacy, being surrounded by nature with its own orchard and overlooking sheep grazing on nearby land.

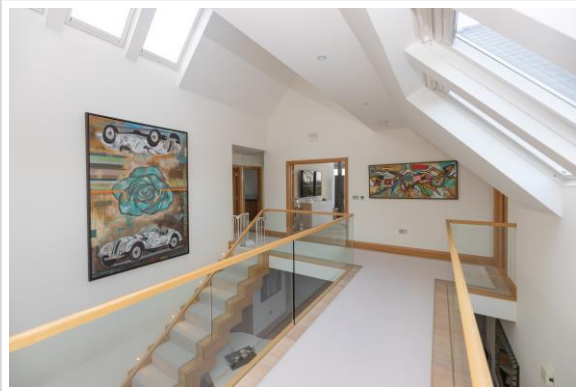
The design and layout have been very well planned with the extensive use of glass maximising each of the beautiful views and a feeling of bringing the outside in.



The light and spacious entrance hall with gallery landing and vaulted ceiling flows seamlessly into the exceptional kitchen/family room with Mark Wilkinson kitchen, the highest quality appliances, wood-burning stove and full width bi- folding doors.

This room is the heart of the home and a great space for entertaining, watching the children enjoying playing in the large lawned garden or merely sitting quietly watching the sunset over the bay.







Comprises: Spacious entrance hall with doors leading to: kitchen/family room over-looking the safe enclosed garden, dining room, 5th bedroom with en suite bathroom, playroom/study (these three rooms are perfect for an au pair or guests), W.C., integral double garage, sauna, gym, utility room.

On the first floor there are 4 double bedroom suites, drawing room with spectacular double height vaulted ceiling, wood-burning stove and access to balcony with 180° views over the bay. The four bedroom suites consist of: master bedroom with dressing room and en suite bathroom, with the bath over-looking the view with instant privacy glass, and a further 3 bedrooms suites. All bedroom suites have vaulted ceilings adding to the spacious feeling of this home.



This is the perfect home for those who love the outdoors. Whether you are enjoying your own swimming pool or funky seated fire-pit area, on the beach or sand dunes, enjoying the spectacular sunsets, walking the dog, barbecuing at home or on the beach, having breakfast at your favourite haunt or enjoying any of the other pleasures and sporting activities that St Ouen's Bay has to offer.



Exterior: Heated swimming pool with electric safety cover, seated fire pit area, raised eating area, large patio/decked area accessed from dining room and kitchen/family room. Safe enclosed landscaped garden with flat lawned area and planted borders with mature shrubs. Orchard with young fruit trees classified as agriculture, horticulture or grazing. There is also a quality detached timber workshop/shed with x2 double doors, with ramp for garden equipment/sit on mower. There is an exterior W.C by the pool, a storage room housing all the electrical controls for the property and a walk-in store suitable for garden cushions.



SERVICES:

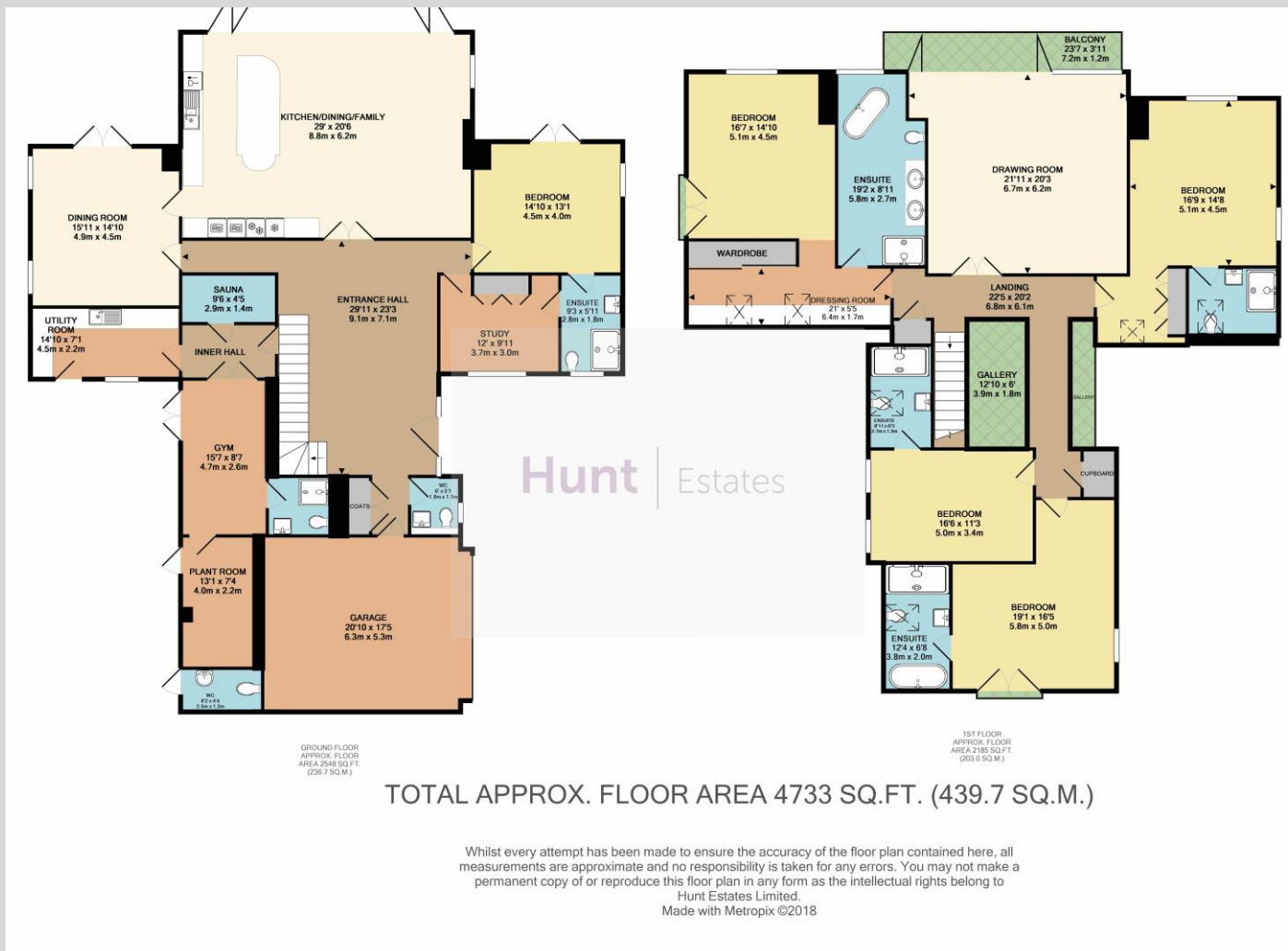
All mains except gas. Separate borehole for watering the garden. Oil underfloor heating throughout. Air conditioning units installed in three of the bedrooms.

Parking: Double garage with electric door, painted floor and space for storage racks.

Parking for more than 10 cars

Tenure and Category: Freehold and Entitled

Agent's Note: Plans were passed in 2016 to cover the existing swimming pool to make an indoor complex with space for gym area. Plans available on request.



Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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