



St Helier

£1,750,000

Outstanding contemporary home in woodland location



Contemporary detached home

Situated in a private woodland location

Spacious and adaptable accommodation

Finished to a very high standard

Landscaped gardens, decked and patio areas

Sunken swimming pool

Large single garage and ample parking

Large storage area







Situated in a rural location in St Helier, bordering woodlands and enjoying a high level of privacy.



This spacious detached home has been modernised and extended by the current vendor to a high standard. This wonderful home is currently utilised as 1 family home but could easily be adapted to enjoy 2 generation living.

Benefitting from all day sunshine, the external areas comprise a large decked area leading from the kitchen, a generous patio area ideal for BBQ's, a sunken swimming pool and landscaped cotil gardens. Further to this there is a large storage area (the length of the house), large single garage and ample parking.

The property is only a short distance from the town centre, close to local schools, shops and amenities.

Viewing of this exceptional home is highly recommended by vendor's sole agent.







The accommodation comprises; Spacious lounge with wood burning stove, large eat in kitchen with Corian worktops and a central island, separate dining room and cloakroom. Upstairs there are 3 large double bedrooms and 2 bathrooms (master en suite).

Further to this, on the ground floor there is an extremely spacious reception room, which could be used as a 2 generation unit, together with a utility room (which could be adapted to a small kitchen) and a house shower room.



### SERVICES:

Mains drains, borehole water with UV filtration system, oil central heating, with underfloor heating in the bathrooms, living room and kitchen. Fully double glazed and fully insulated. CCTV and cat 6 cabling throughout.

Parking: Large single garage and ample parking

Category and Tenure: Freehold and Entitled



**TOTAL APPROX. FLOOR AREA 3465 SQ.FT. (321.9 SQ.M.)**

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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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