



PRIVATE ESTATE OVERLOOKING OUAISNE AND ST BRELADE'S BAY

Set in complete privacy and enjoying spectacular views over its own gardens and the beautiful south coast bays of Ouaisné and St Brelade, this is a family home which enjoys all the amenities one would expect of a small estate.

Approached through gates, the views to the sea are immediately evident as you approach the pink granite faced residence. Perched on high ground and set in approximately three acres of landscaped gardens, this fine home of approximately 16,000 sq ft also has the benefit of two staff/guest apartments and a further cottage or detached office.

The main house is designed for family living and provides a stunning venue for entertaining friends and relatives. Having been subject to unlimited expense throughout its restoration, the rooms are spacious and equipped to the highest level and standard, as well as taste.

Upon arrival, guests are greeted in a large reception area with fireplace and room for a bar from where doors open to the south west facing sun terrace. Beyond the reception hall is a large, 45 ft long hand made kitchen with centre island - the whole fitted with Wolf and Sub Zero appliances.

The kitchen continues into the dining area from where large sliding doors lead to the deep sun terrace, which spans the full width of the property, and the infinity pool, to enjoy the views to the bay below.



There is a separate drawing room with fireplace and full height sliding doors to the terrace and which also enjoys views to the sea. Additional quiet areas add to the sense of space.

On the first floor are four bedrooms, the main bedroom suite occupying over 1,200 sq ft, including two bathing areas and two dressing areas. There are two further bedrooms accessed by a separate internal staircase which could make an ideal guest suite or teenage area.

Downstairs leads to more surprises! As if an outdoor infinity pool and jacuzzi are not enough, there is an indoor swimming pool, sauna and steam room and a large gym/dance studio with mirrored walls, which could be an entertainment room if preferred. There is also a room for a wine cellar.

Within the beautiful and well designed grounds is garaging for six cars and there is plenty of additional outdoor paved parking. The property also enjoys the unusual benefit of a private access path to Ouaisné Common and beach through the property's own garden.

Having been subject to major expense and just completed, this rare luxury home is now ready for the new owner to furnish it to their own style and enjoy the exceptional views and privacy it affords.





“Simply stunning 45 ft long handmade kitchen with centre island, with Wolf and Sub Zero appliances, opens out onto the deep sun terrace”





"Perfectly blending indoors and out and making entertaining a breeze"





*“Large reception rooms
for entertaining”*

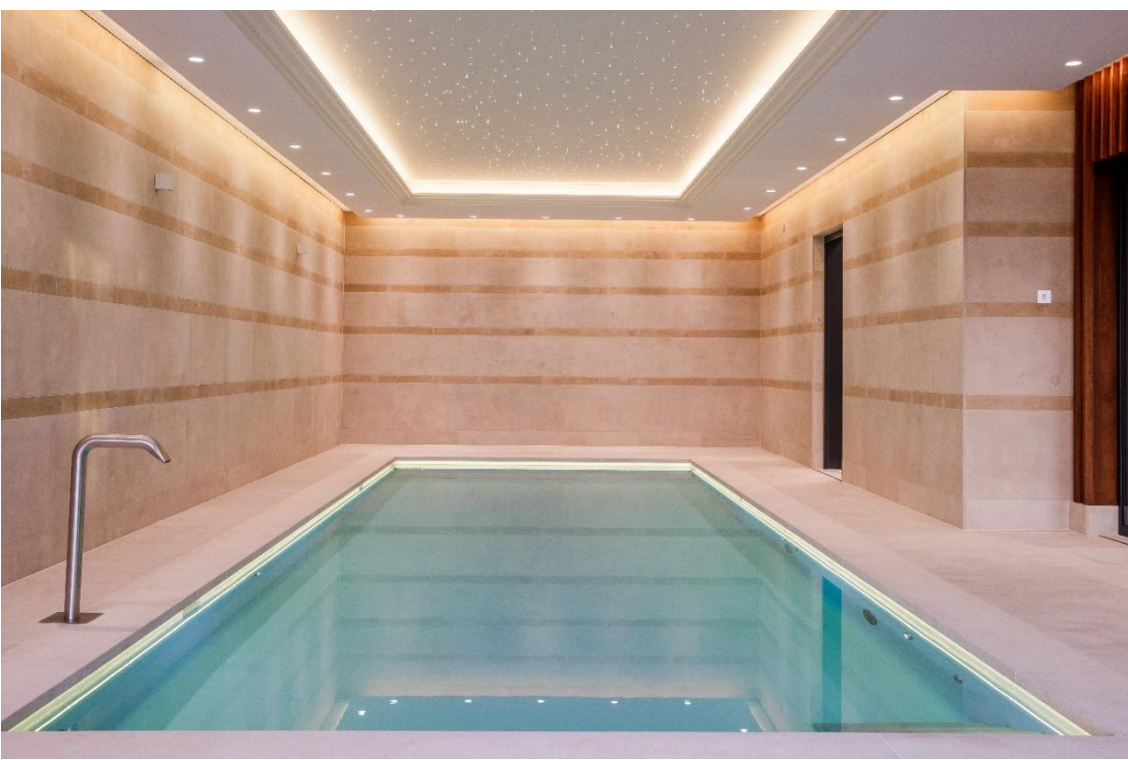




*"Beautifully interconnected
living spaces"*







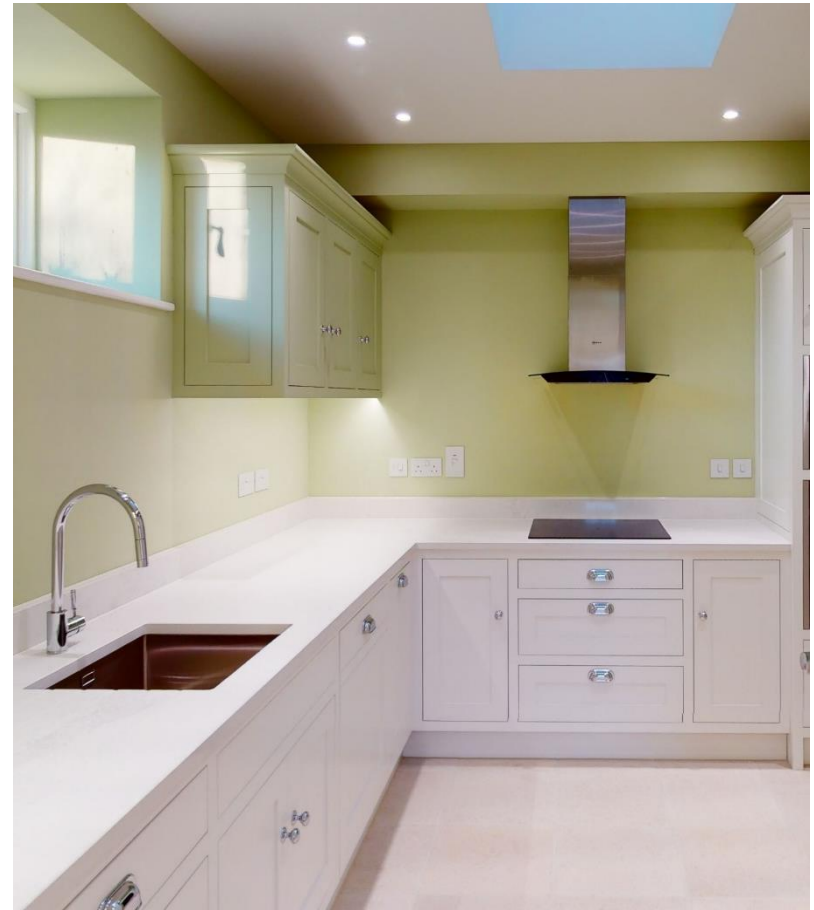




"Master bedroom suite with generous bathroom, dressing room and walk in wardrobes, and a balcony from which you can soak up the view"







"Guest cottage or separate office"







FEATURES

- Private estate overlooking premier bays
- Large living/entertaining areas
- 2 apartments and 1 cottage
- Garaging for 6 cars
- Outdoor infinity pool and spa
- Indoor pool, sauna and steam room
- Gym/entertainment room
- Extensive sun terraces and 3 acre gardens
- Private path to beach
- Wolf range and Sub Zero fridge/freezers

INFORMATION

- Oil heating in main and coach house
- Under floor heating in basement/ground floor
- Radiators on first floor
- Electric heating in cottage
- Electric AGA and bottled gas for Wolf range
- Mains water with boost pumps
- Borehole for garden irrigation
- Windows and doors wooden double glazed
- Sliding doors, aluminium powder coated
- Lutron system controlled by Savant program



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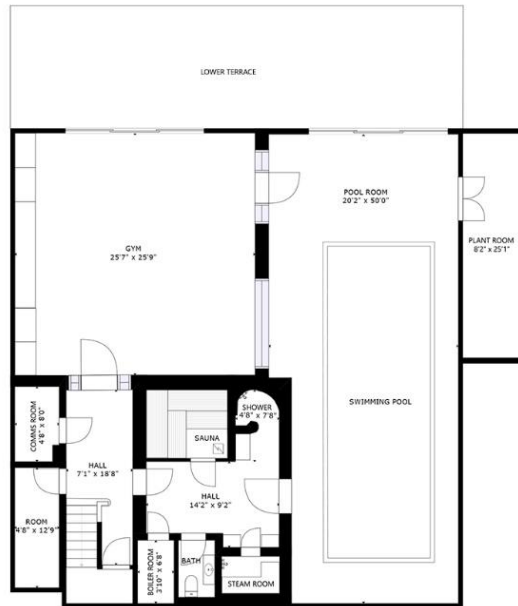
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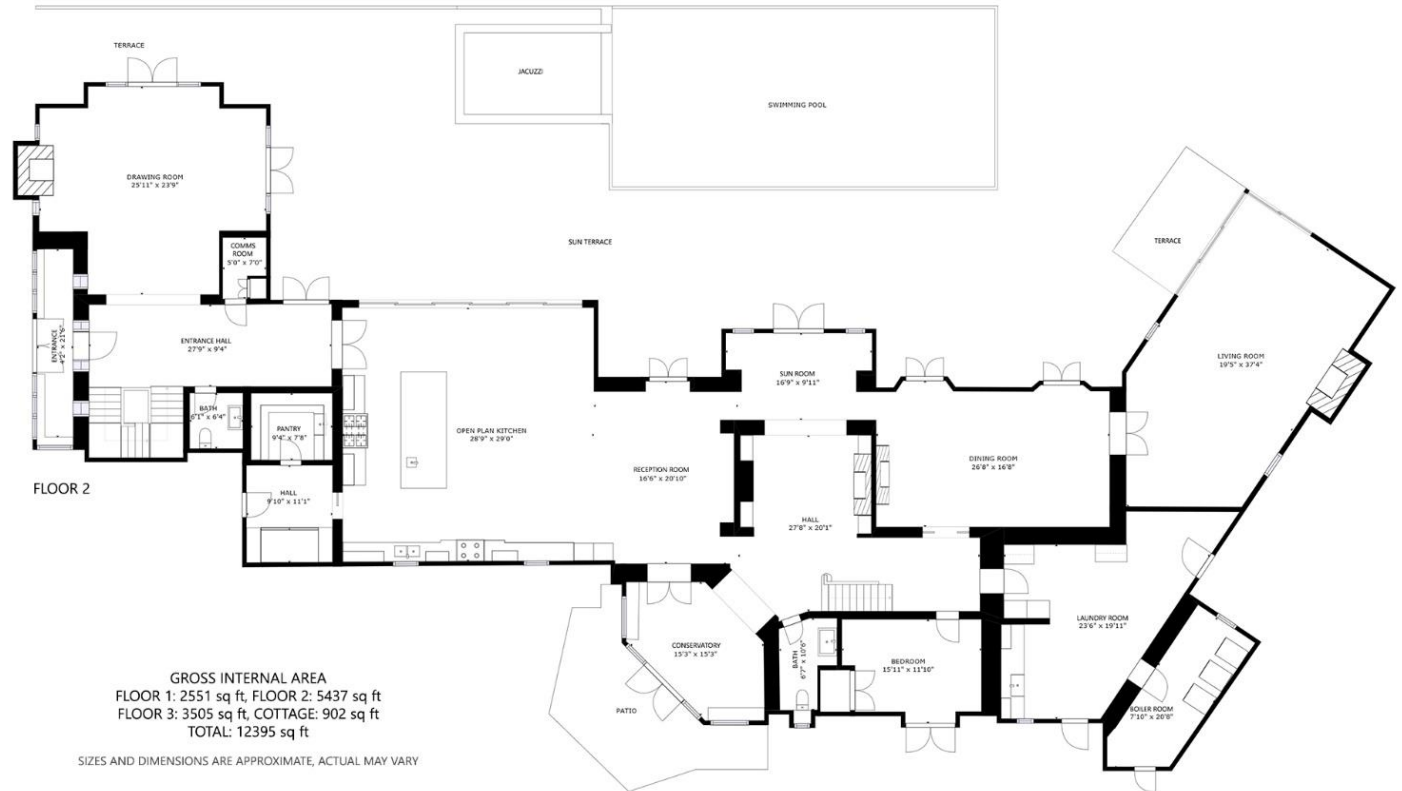
COTTAGE



FLOOR 3



FLOOR 1

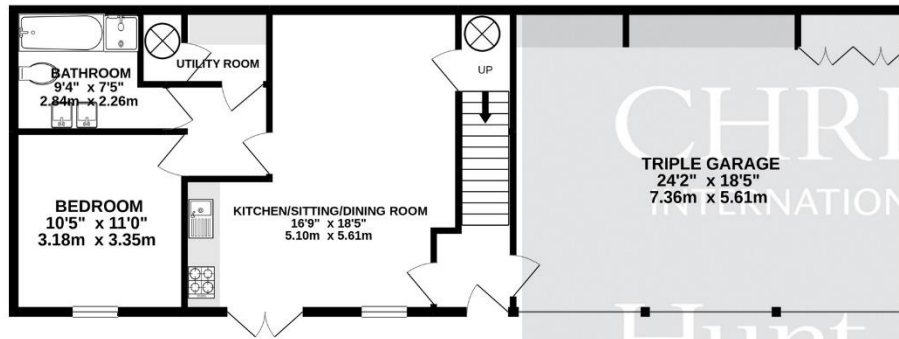


FLOOR 2

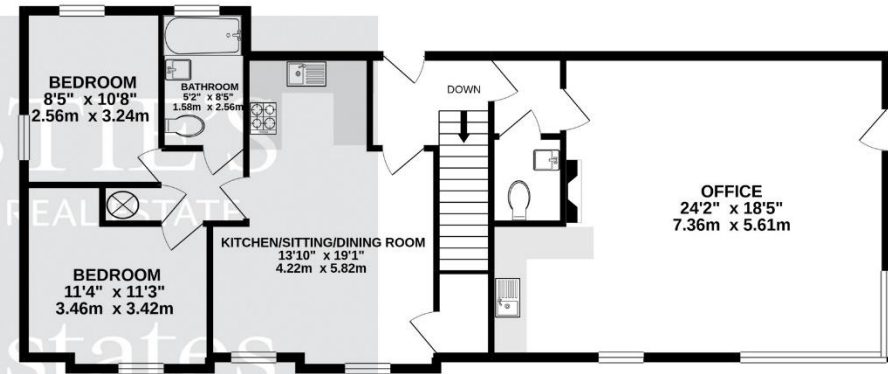
GROSS INTERNAL AREA
FLOOR 1: 2551 sq ft, FLOOR 2: 5437 sq ft
FLOOR 3: 3505 sq ft, COTTAGE: 902 sq ft
TOTAL: 12395 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Coach House

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