

St Ouen  
£2,700,000



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## A beautifully presented luxurious home in a peaceful country setting.

Following a major renovation and upgrade in 2018, this property offers impressive, modern living accommodation.

With large, spacious rooms and sliding doors to enhance your enjoyment of the swimming pool and garden, you can enjoy living and entertaining in this beautiful home.

Just minutes away from the beautiful expanse of St. Ouen's Bay, you can enjoy surfing, water sports, the natural conservation area and bird sanctuary, golf course and restaurants.

History lovers will enjoy the Neolithic Dolmen close by. There is a riding school nearby and horse racing at Les Landes in the summer months. The airport is just 3 miles away and the village grocery store and pub is 1 mile away.

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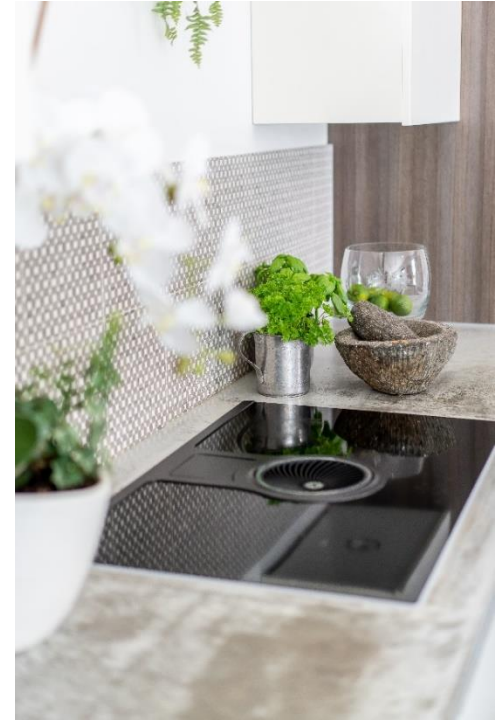




















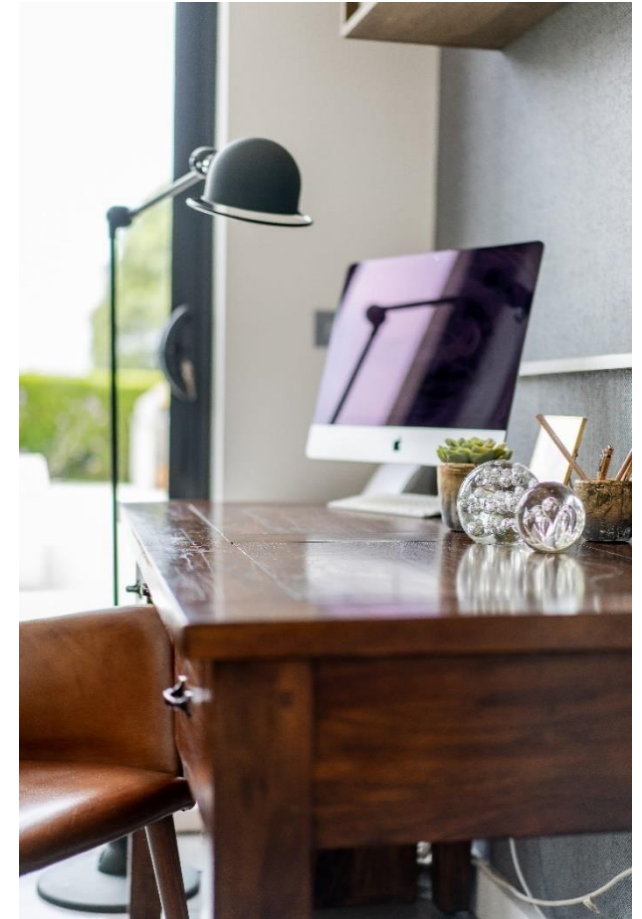
The current owners have lovingly designed every aspect with bespoke quality fixtures and fittings, including a gated approach, full height sliding doors on two sides of the house, bringing the outside in. There is poured concrete flooring from the entrance hall to the kitchen/family space, a specially designed polished concrete centre island with double sinks and Quoker tap, hob with integrated extractor fan, separate walk in larder, an attractive wine room with back-lit display and utility room.

The outside space is perfect for entertaining with all main rooms having ease of access to the terraces and swimming pool area. There is a deep patio with plenty of space for a large table, sun loungers and BBQ area. There is a jacuzzi and a lawned manageable garden wrapping around two sides of the house.









The entrance hall has a double height ceiling and a wooden staircase with space to display a fabulous light fitting. There are 3 bedrooms on the lower level and a Jack-and-Jill bathroom. This space is very versatile in that they can be used as reception rooms or as an area for guests or extended family. There is also a sitting room with real fire and split-level double height study which is part open to the sitting room.









The first floor has a further three bedrooms and two bathrooms. The main bedroom needs a particular mention; it has a vaulted ceiling and sliding doors to its own balcony, with a view over the countryside and to the sea beyond. The sunsets are spectacular, and the owners enjoy opening the doors and listening to the sea. In addition, the main bedroom has a dressing room and an en suite bathroom.







## FEATURES

Modern luxury home  
Gated entrance  
Swimming pool and Jacuzzi  
Redeveloped by owners in 2018  
Impressive 40ft kitchen/dining/family room  
Bespoke quality fittings throughout  
Country and Sea views  
Minutes to the beach  
Up to six bedrooms  
Notable main bedroom suite  
Outside shower

## SERVICE

All mains (no gas)  
Double glazing  
Oil central heating  
Swimming pool with electric cover, heated  
by air source heat pump

## PARKING

Double garage  
Parking for 10+ cars

## TENURE AND CATEGORY

Freehold and Entitled







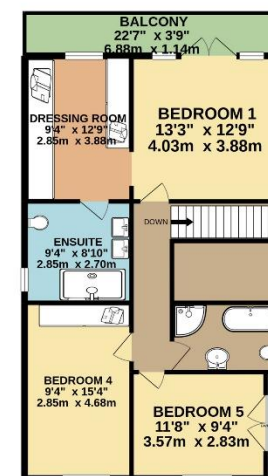
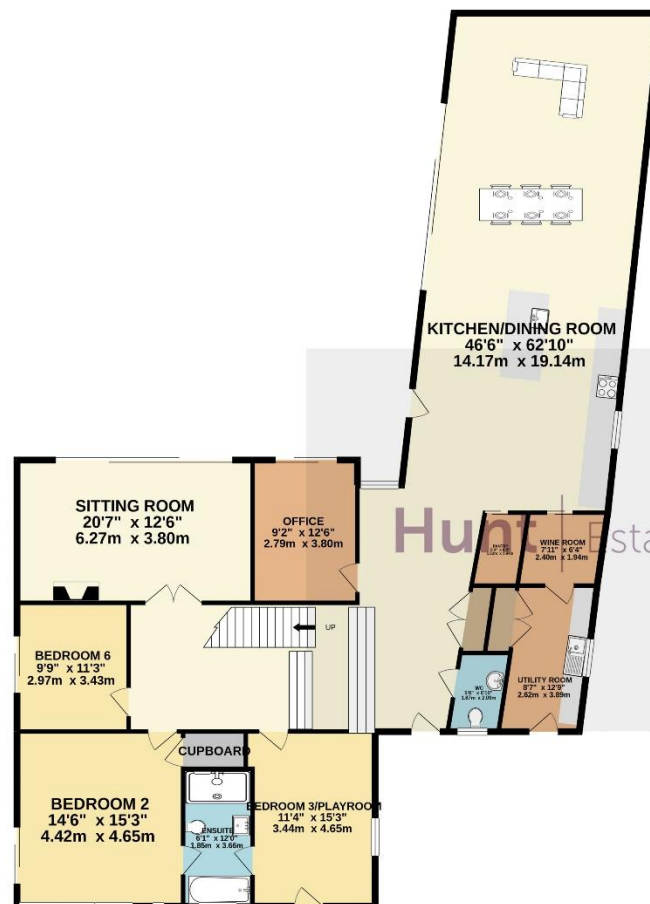






GROUND FLOOR  
2372 sq.ft. (220.3 sq.m.) approx.

1ST FLOOR  
834 sq.ft. (77.4 sq.m.) approx.



#### LUXURIOUS MODERN HOME

TOTAL FLOOR AREA : 3205 sq.ft. (297.8 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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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