



SIX-BEDROOM DETACHED FAMILY HOME

Hunt Estates are pleased to present this detached family home set in beautiful, mature gardens. The six-bedroom, three-bathroom house, which exudes charm and elegance, dates back to the early 1900s and has been sympathetically extended and updated by the current owners in recent years to provide spacious family living. The extensive grounds, which are almost entirely private and protected from all sides, include a large, heated swimming pool, spacious patio areas, lawns, woodland, and stream frontage as well as outbuildings and garaging.

The property is accessed via a private driveway from Waterworks Valley; an esteemed conservation area renowned as one of Jersey's most captivating valleys. There are only a handful of residences spanning its entire length with regulations prohibiting significant development. From your doorstep, there are miles of woodland and delightful paths alongside the reservoir. The area teems with diverse bird species and charming red squirrels, providing a haven for nature enthusiasts. Waterworks Valley is also conveniently located less than a ten-minute stroll from St. Aubin's Bay and enjoys close proximity to all major bus routes.

At ground floor the property benefits from a spacious eat in kitchen, which has marble worktops and equipped with an oil AGA stove. There is access to a boot room and separate utility room, both of which are ideal for family life. There are two additional reception rooms including the sitting room and a separate family room/snug. There is also a cloakroom at ground floor level.

The first floor is split-level with six bedrooms, two of which are en-suite, and a house bathroom. The main bedroom has an en suite and wardrobe space and provides a stunning view of the pool and surrounding grounds.















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Situated on over 1.2 acres of lush greenery, the property boasts a large garden with a spacious patio area that extends from the house to the surrounding pool area and extensive well-manicured lawns that rest on a level terrain, surrounded by woodland. The garden is full of lush vegetation, vibrant blooms, and thriving fruit trees such as cherry, plum, and apple. A glistening stream meanders through the landscape, adding an enchanting touch to the surroundings.

Additionally, the property features a greenhouse and a vegetable garden, adding to the allure of this remarkable outdoor space.

Notably, the generously sized pool, completely relined in recent years, is larger than contemporary pools, and it is efficiently heated by an Air Source Heat Pump. The pool and surrounding patio areas are perfect for enjoying with family and friends in the summer months.

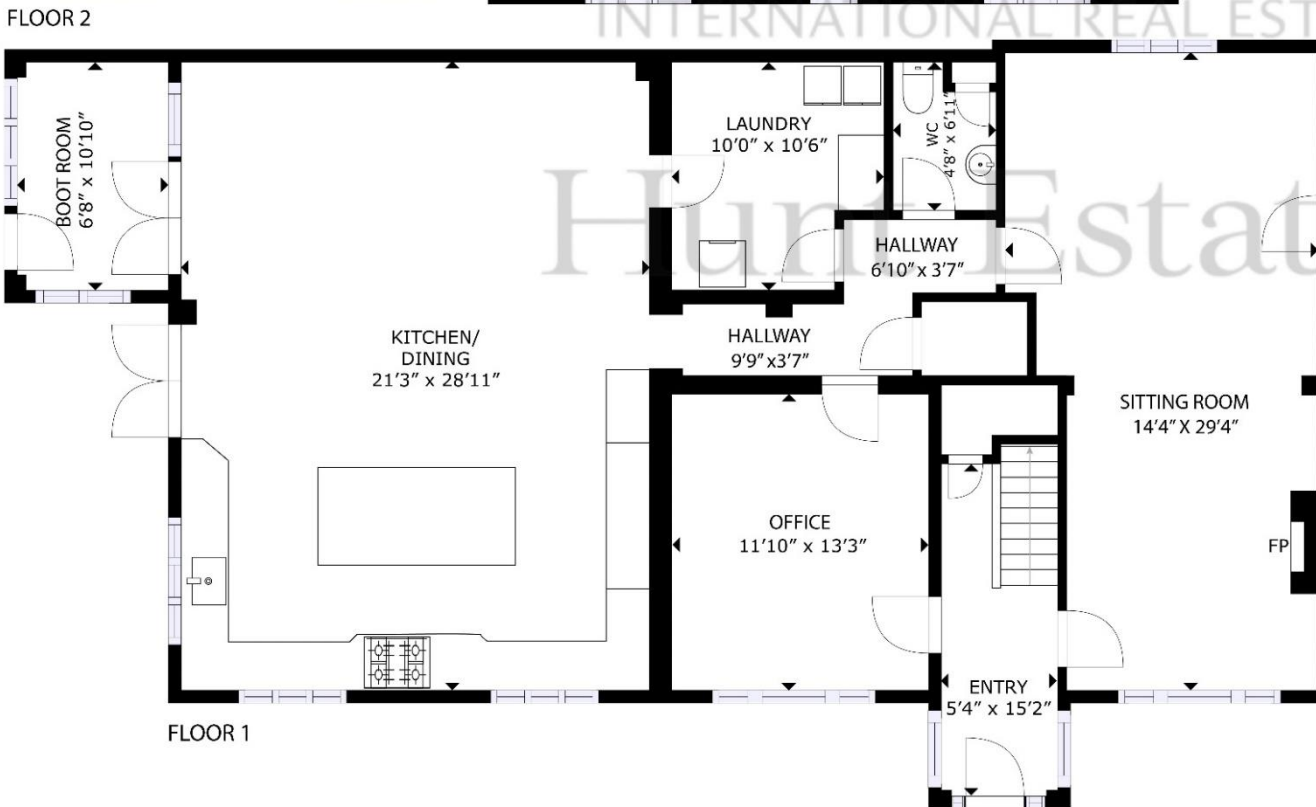
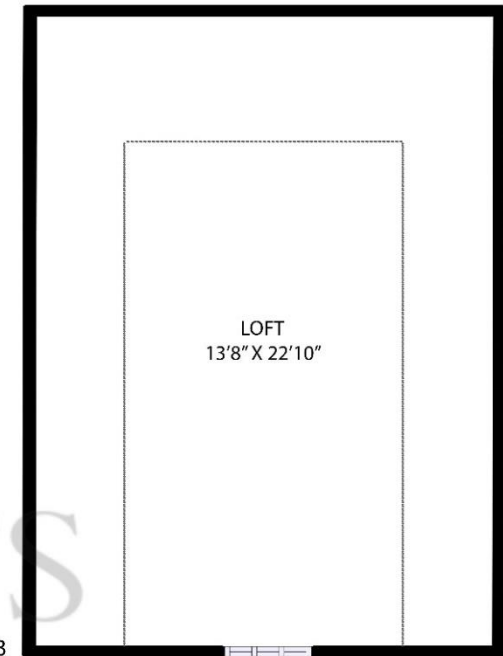
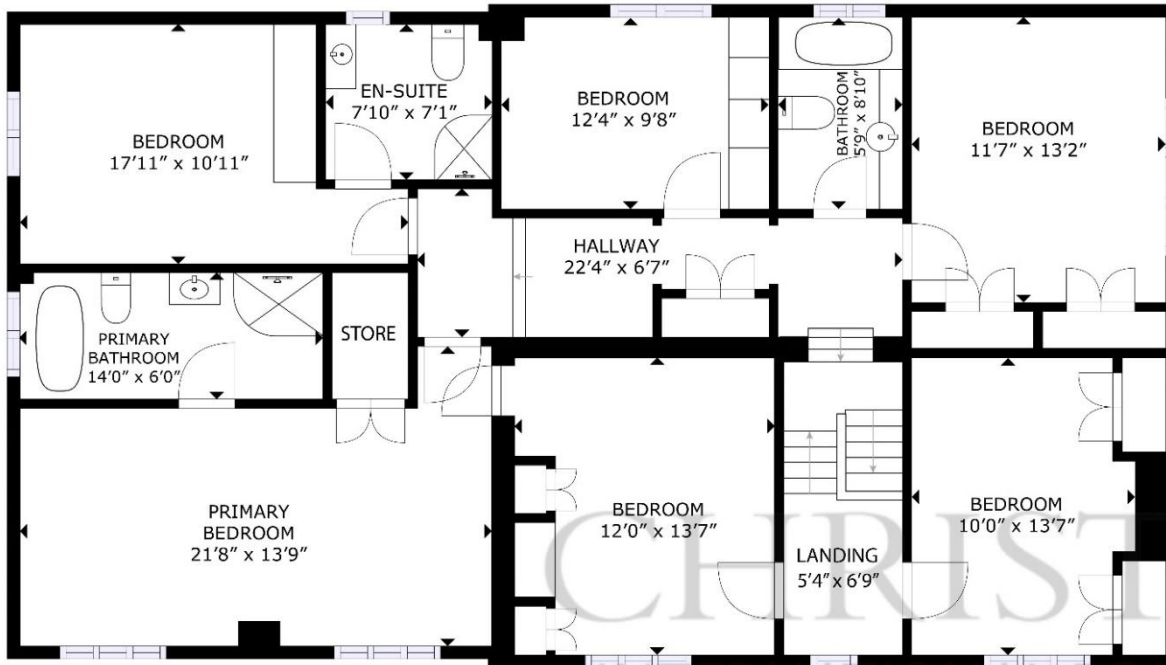
The garden features a well-insulated office/garden room, serving as a comfortable office or guest room as well as a large granite workshop.

The expansive loft area (13.8 x 22.10 ft) offers ample storage space and subject to the necessary planning consents, could be converted to provide further accommodation at third floor level.

Parking for 6 plus cars and a double garage.

This beautiful property is ready for a new family to call home and viewings come highly recommended by the vendor's sole agent.





GROSS INTERNAL AREA
 FLOOR 1: 1616 sq. ft, FLOOR 2: 1594 sq. ft, FLOOR 3: 312 sq. ft
 TOTAL: 3522 sq. ft

EXCLUDED AREAS
 REDUCED HEIGHT UNDER 1.5M: 302 sq. ft, WORKSHOP: 326 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FEATURES

- Private property within a small hamlet
- Six-bedroom detached family home
- Three bathrooms
- Three reception rooms and eat-in kitchen
- Situated on 1.2 acres
- Sunny, protected, extensive gardens
- Heated swimming pool with Air Source Heat Pump
- Outbuildings including granite workshop and separate garden office

INFORMATION

- Mains water
- Septic tank
- Oil fired central heating
- New air sourced heat pump
- Double glazed
- Double garage and parking 6
- Parish rates for 2022 were £627 (to include pool and garden, which is in St. Lawrence)
- Freehold and Entitled/Licensed



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