



## LUXURY DETACHED RESIDENCE, ST. BRELADE

This detached and private property boasts picturesque country views. It is situated within an acre plot and accessible through electric gates. This stunning residence with approx. 4,800 sq. ft of accommodation is ideally positioned in close proximity to St Brelade's Bay, schools, and Jersey's finest beaches and restaurants.

This wonderful property has been refreshed, modified, and upgraded to include a new kitchen, decoration, outside landscaping, reconditioned swim spa and new composite decking.

Upon entering the property there is a feeling of light and spaciousness. The contemporary sitting room features a modern wood-burning stove, while the open-plan kitchen/dining room with pantry boasts a double-height ceiling and a striking east-facing gable window. The kitchen opens onto terraces and beautifully landscaped gardens with expansive country views. There is also a cloakroom for guests to use.

The property comprises 4 generously sized bedroom suites, each equipped with fitted wardrobes or dressing rooms. The impressive main bedroom suite includes two dressing rooms and two en-suite bathrooms. There is also a convenient utility room.

The first floor offers a media/cinema room, a bathroom, and a mezzanine room ideal for a study.

Externally, the expansive private garden is filled with mature plants and features ample entertaining terraces, leading to a lawned garden. Additional amenities include an extra-large swim spa, changing facilities, Oval Cape Breeze House, which has been modified for year-round use and can comfortably accommodate 8-10 people, a double garage with storage, and ample parking.

Planning permission has been granted to create a ground floor flat extension, install/construct a lift, remove external stairs from lower ground floor courtyard and create a double garage to east elevation (three-year consent from 19th Feb 2024).























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## FEATURES

- Approx 4,800 sq. ft of accommodation
- Large garden with entertaining pod and swim spa
- Refurbished throughout
- Four bedrooms, six bathrooms
- Three reception rooms including sitting room, study, and cinema room
- Two separate gated entrances
- Desirable parish of St Brelade close to the beach, amenities, and schools
- Lovely outlook over trees and wooded areas

## INFORMATION

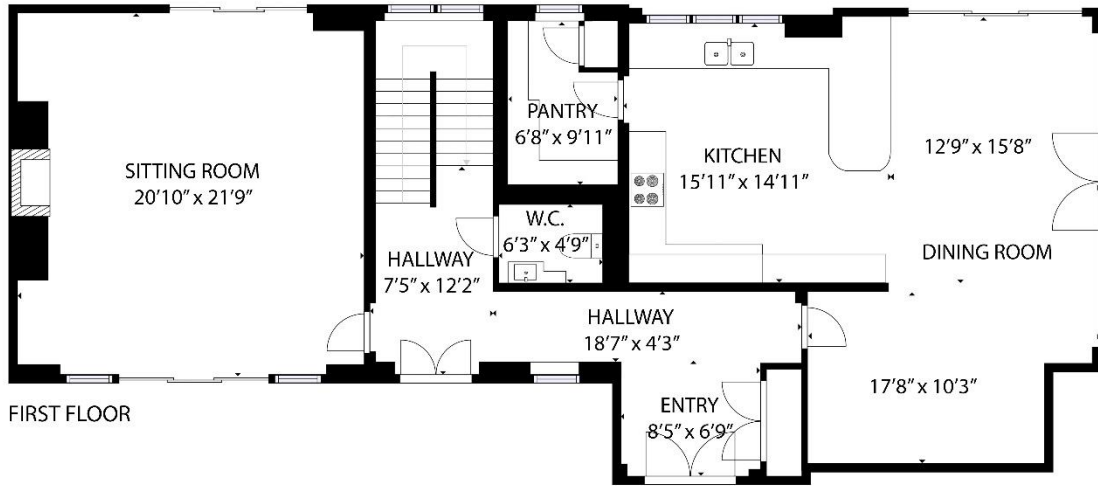
- Mains water and drains
- Air sourced heat pump
- Underfloor heating throughout
- Fully double glazed
- Irrigation system for the garden
- Double garage and forecourt parking
- Freehold and Entitled/Licensed



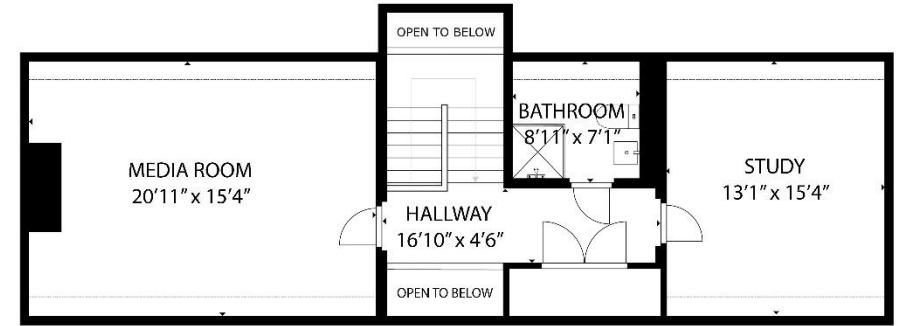
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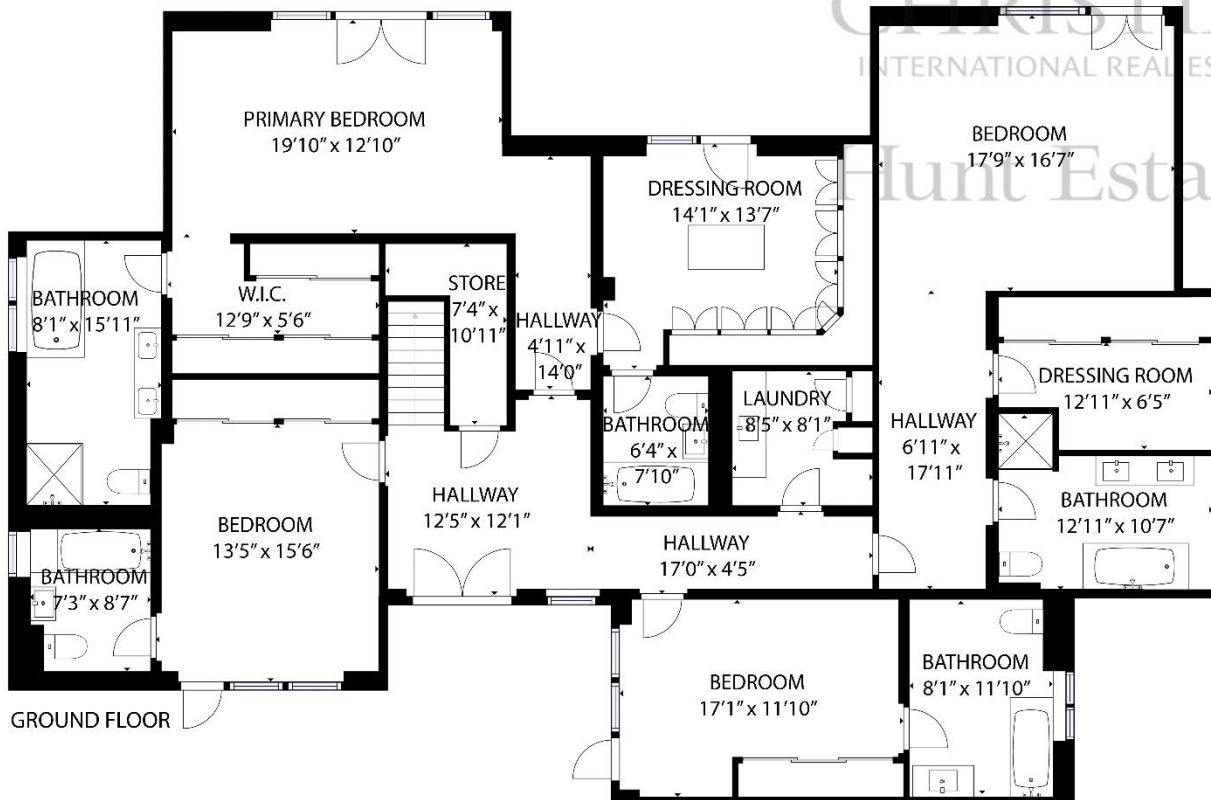
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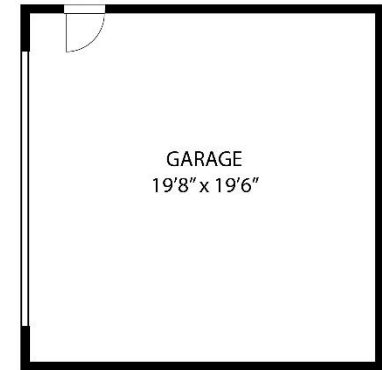
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GARAGE

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GROSS INTERNAL AREA  
GROUND FLOOR: 2587 sq. ft, FIRST FLOOR: 1531 sq. ft, SECOND FLOOR 3: 671 sq. ft  
TOTAL: 4789 sq. ft

EXCLUDED AREAS:  
GARAGE: 383 sq. ft, REDUCED HEADROOM BELOW 1.5M: 79 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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