



**CHRISTIE'S** | Hunt Estates  
INTERNATIONAL REAL ESTATE

Elegant 6,300 sq ft House Built to the Highest of Standards  
St. Martin, Jersey



## ELEGANT 6,300 SQ FT HOUSE BUILT TO THE HIGHEST OF STANDARDS IN 2002

Hidden away down a tranquil rural lane in St Martin, this impressive detached residence stands in beautifully maintained grounds, with lawned gardens planted with specimen trees and a stream babbling along its southern boundary.

Electric powered privacy gates open to a sweeping driveway that leads to the rear of the property with an integral double garage and parking for at least eight cars. There is a generous south facing terrace leading off the principal reception rooms with views onto the gardens. A further terrace situated on the west elevation is a favourite spot for al fresco dining and to watch the evening sun go down across the fields. A tennis court with artificial grass provides the perfect social activity for the more energetic of friends and family.

The property was built in 2002 combining all the elegance of its Georgian design with modern building standards, concrete floors and exceptional sound insulation. The spacious accommodation provides a choice of formal reception rooms perfect for every time of day and a bespoke kitchen/diner with a see through fireplace adjoining the snug. There are three large bedroom suites and an integral one-bedroom unit with its own kitchen and living room. This would be ideal for a teenager ready for some independence or for a dependant relative. The entire top floor of the property provides a superb games / media room with a fully fitted bar area, ready to welcome guests.























CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estate



























































## FEATURES

- Built in 2002
- High quality build with concrete floors
- Over 6,300 sq ft
- Four double bedroom suites
- Gated driveway approach
- Tennis court (artificial grass)
- Beautifully maintained gardens

## INFORMATION

- 3-phase electricity supply
- Borehole water (double filtration system)
- Pressurized water system
- Tight tank (mains drains available in road)
- Oil fired central heating throughout
- Wet underfloor heating (downstairs)
- Double glazed with low “e” glass
- Double garage and parking for +8 cars
- Parish rates for 2023 were £1,378.34
- Freehold and Entitled/Licensed



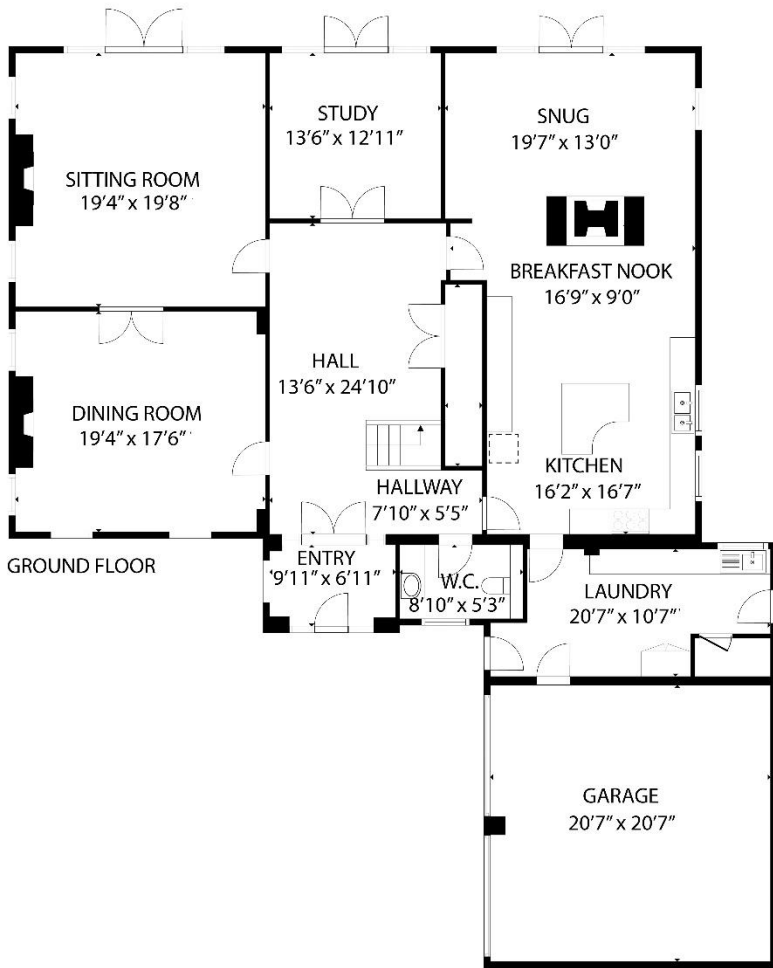
David Voak MNAEA  
Property Negotiator

david@huntstates.com  
T +44 (0)7797 725621  
www.huntstates.com  
9 New Street, St Helier,  
Jersey, JE2 3RA

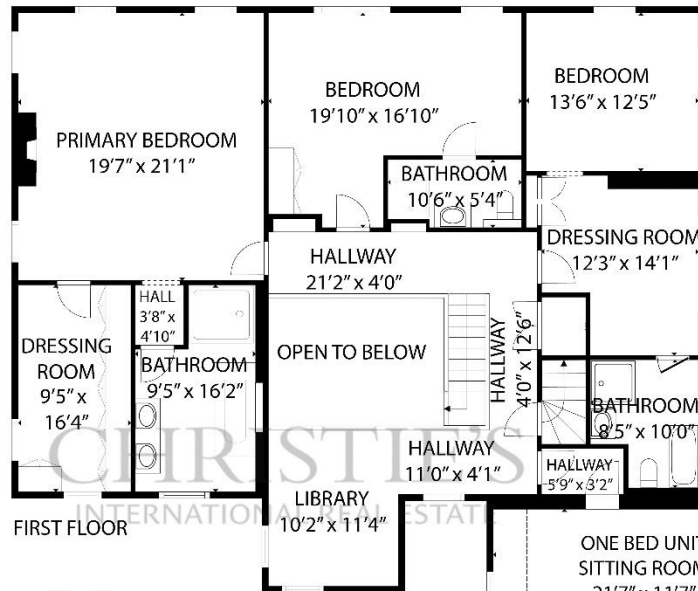
CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE



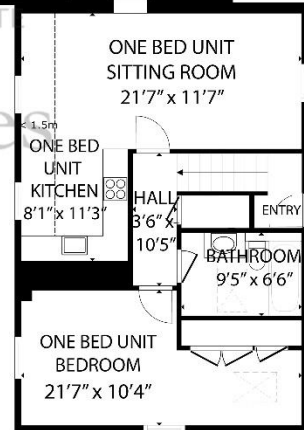




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 2383 sq. ft, FIRST FLOOR: 2656 sq. ft, SECOND FLOOR: 1299 sq. ft  
 TOTAL: 6338 sq. ft  
 EXCLUDED AREAS: GARAGE: 423 sq. ft, REDUCED HEADROOM BELOW 1.5M: 143 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

# CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.