

INTRODUCING
Haute Falaize, St Lawrence

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

This most delightful Georgian family residence has been comprehensively modernised and extended, at the instance of the present owners and is set on high ground commanding superb panoramic sea views over St Aubin's Bay.

This interesting property occupies a site of in excess of one acre, which is composed predominantly of mature woodland cotil land (offering low maintenance). To the South elevation of the house, there is a large paved sun terrace leisure area, ideal for entertaining purposes, together with a driveway access secured by automatic gates. Parking for several cars.

This lovely home possesses great charm and character and offers very well-proportioned and well-appointed accommodation which includes, a very fine drawing room, a large family sitting room, dining room, a very generous family sized kitchen and 4 en suite bedrooms (2 with sitting room areas).

- **Sea views overlooking St Aubin`s Bay**
- **Delightful modernised period home**
- **Attractive elegantly proportioned accommodation**
- **Lovely reception rooms**
- **Large entertaining sun terrace**
- **Convenient Southerly location**

Price £2,495,000 Qualified | Freehold



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PROPERTY ID: 2115





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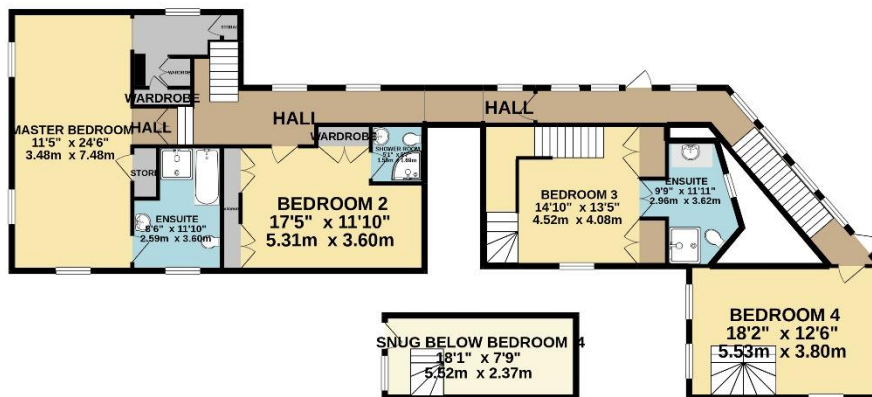
GROUND FLOOR
605 sq. ft. (56.2 sq. m.) approx.



1ST FLOOR
1278 sq. ft. (118.7 sq. m.) approx.



2ND FLOOR
1673 sq. ft. (155.5 sq. m.) approx.



3RD FLOOR
298 sq. ft. (27.6 sq. m.) approx.



TOTAL FLOOR AREA : 3854 sq. ft. (358.0 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.



SERVICES

All mains, except gas. Oil fired central heating.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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