

INTRODUCING  
West Lodge, La Grande Route De St Ouen, St Ouen, JE3 2HR



Connecting People & Property Perfectly.

Approached via a gated driveway and immersed in an idyllic, nature rich setting, this charming detached dormer bungalow is a rare opportunity for those seeking a wholesome lifestyle in harmony with the outdoors. Surrounded by mature oak and historic pine trees, with whimsical wisteria draping through the garden, this home offers a sense of peace and seclusion that is truly special. The property exudes character and comfort throughout, with multiple reception rooms, functional fireplaces, and a large sun room that seamlessly blends indoor and outdoor living. A recently installed modern kitchen with built in larder caters to both practicality and style, ideal for everyday living or entertaining. The ground floor features two generously sized double bedrooms, while the top floor boasts a grand double bedroom suite and a separate study/fourth bedroom. This upper space offers excellent potential to be transformed into a self-contained unit or luxury master suite. Spanning approximately 3,000 sq ft, the home is spacious yet holds further potential, with previously approved (now lapsed) planning permission for extension and enhancement.

The outside space is equally impressive, featuring large mature gardens with a pond and decked viewpoint, productive vegetable garden, paddock with animal shelters, currently housing goats, plus adjoining 3 vergee field creating a natural boundary and absolute privacy. Additional features include ample parking, a detached double garage with a home office above, and a separate hobby room (previous old dairy).

A rare find, combining rural charm, space, and scope for further development, all while offering a unique lifestyle immersed in nature.

- **Detached dormer bungalow**
- **Four bedroom/ Two bathroom**
- **Nature rich setting**
- **Vast mature gardens**
- **Paddock and additional land**
- **Ample parking and garaging**

**Price £1,895,000 Qualified | Freehold**



**PROPERTY ID: 2576**







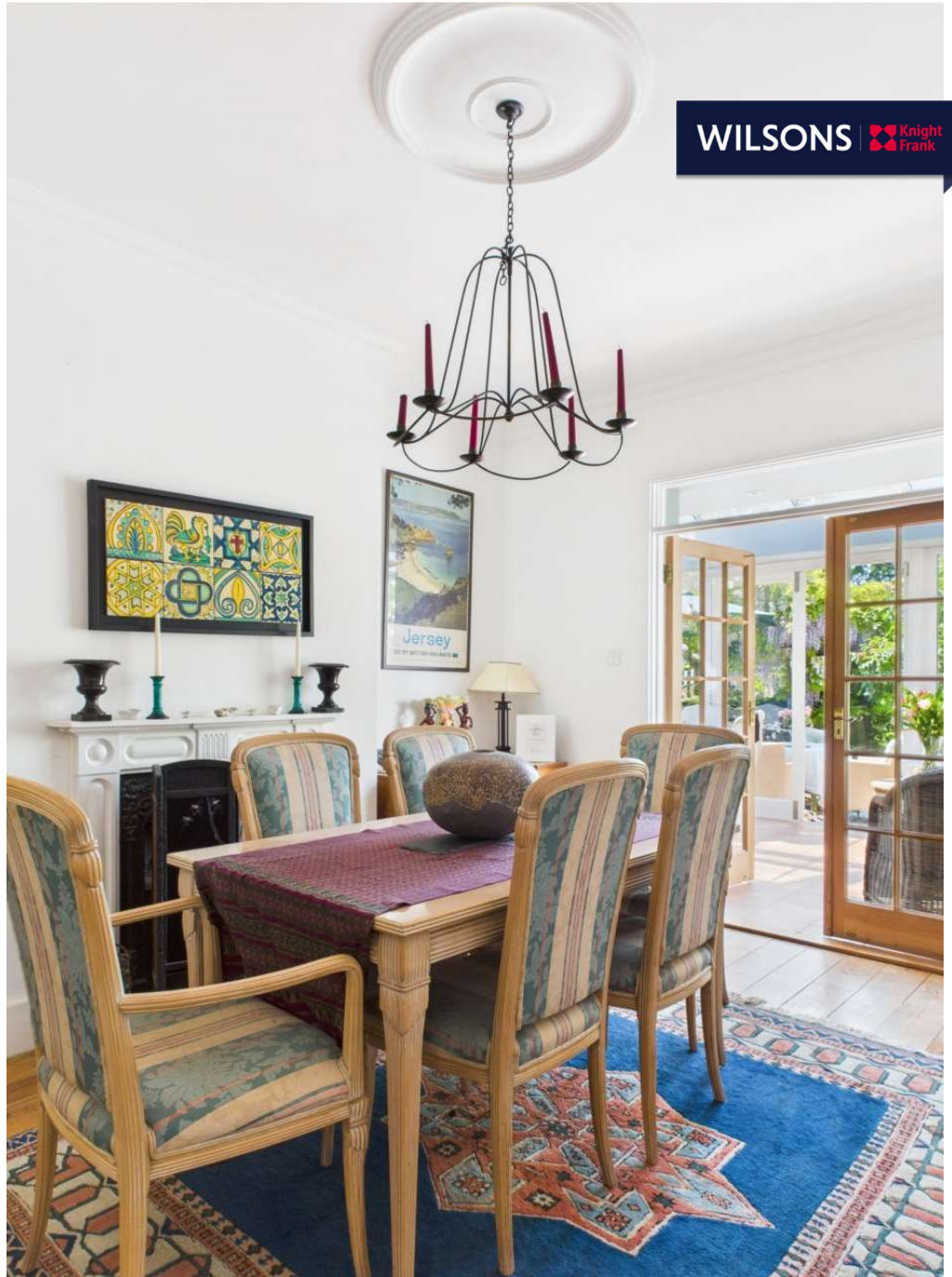




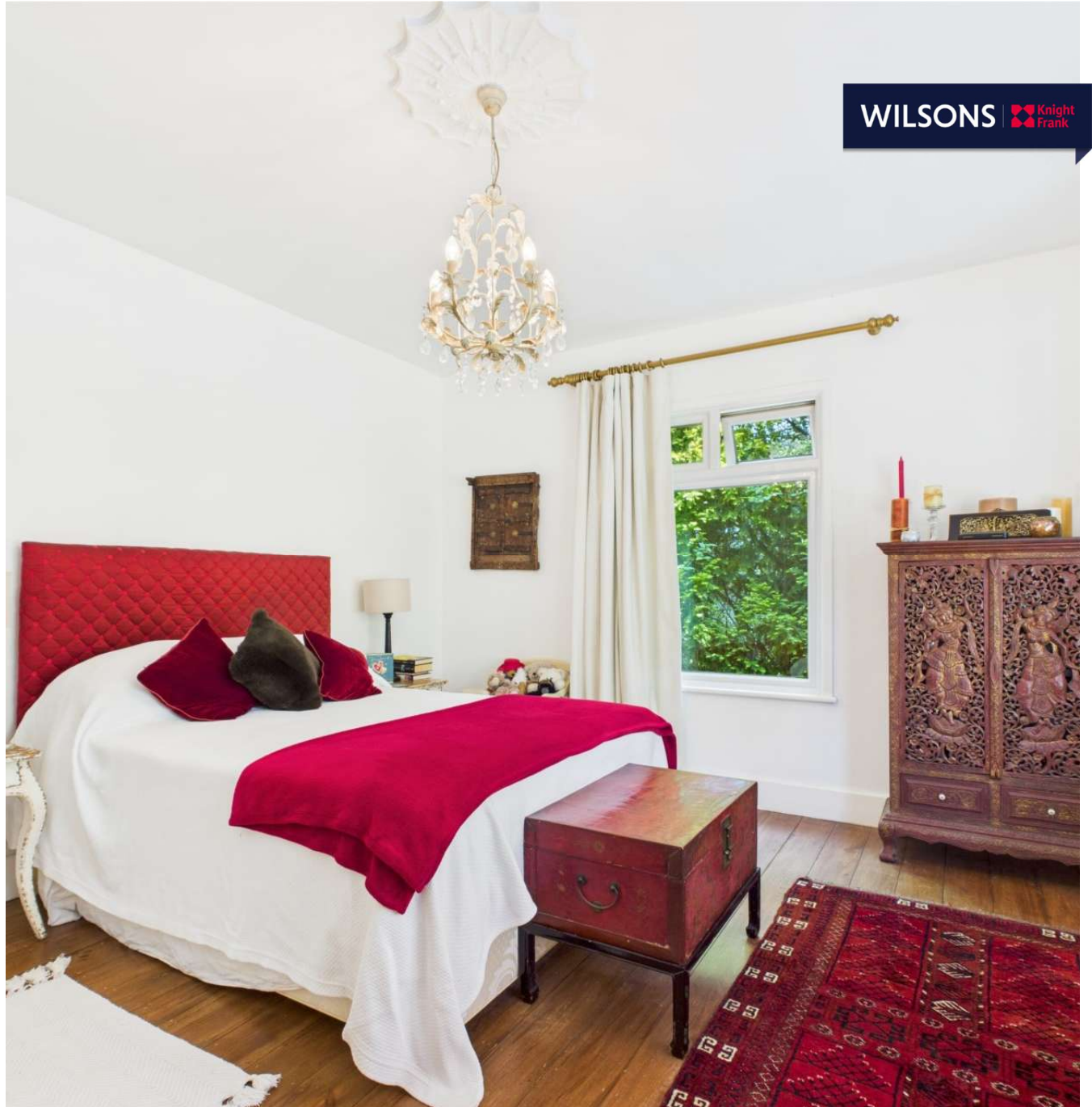














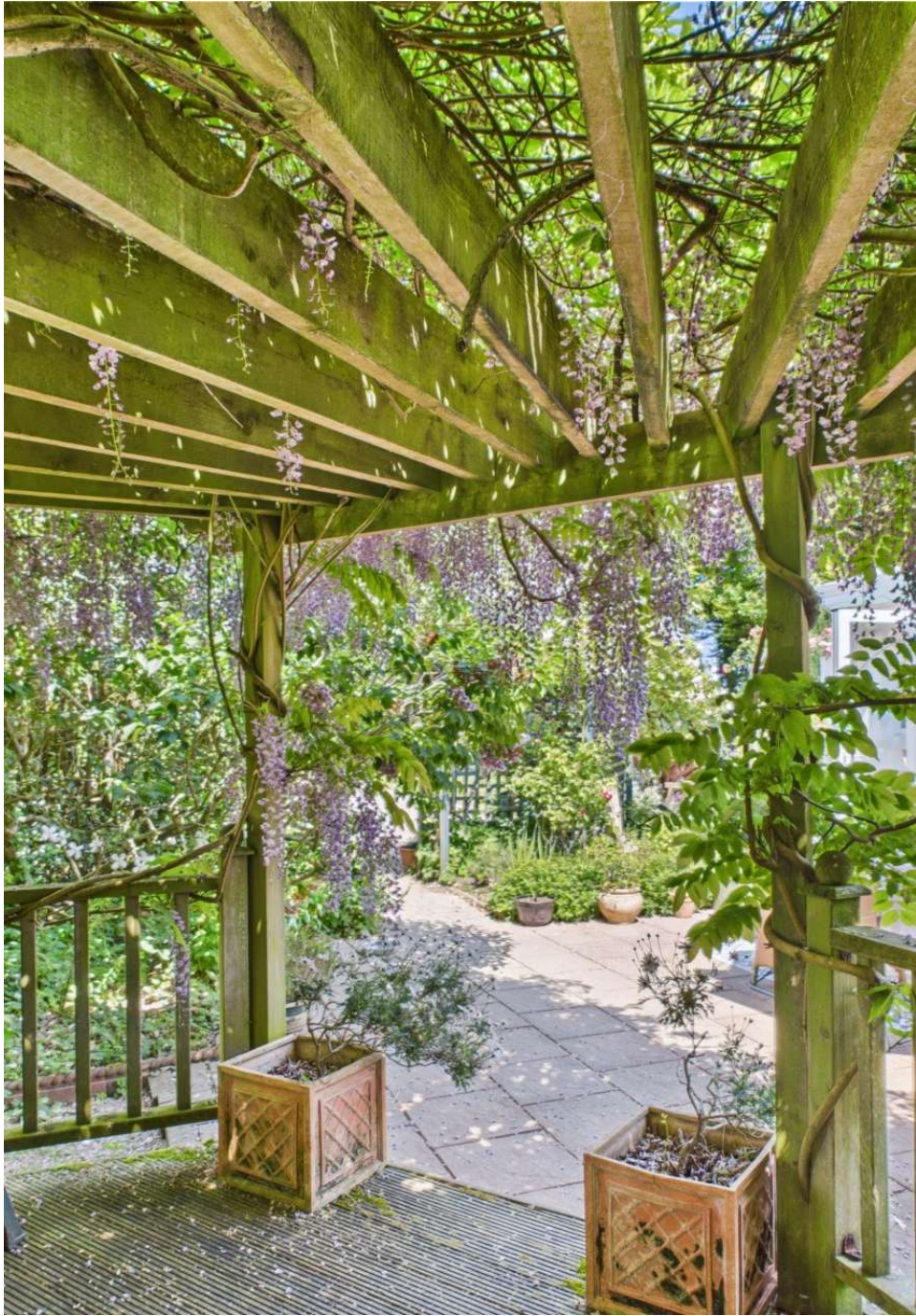




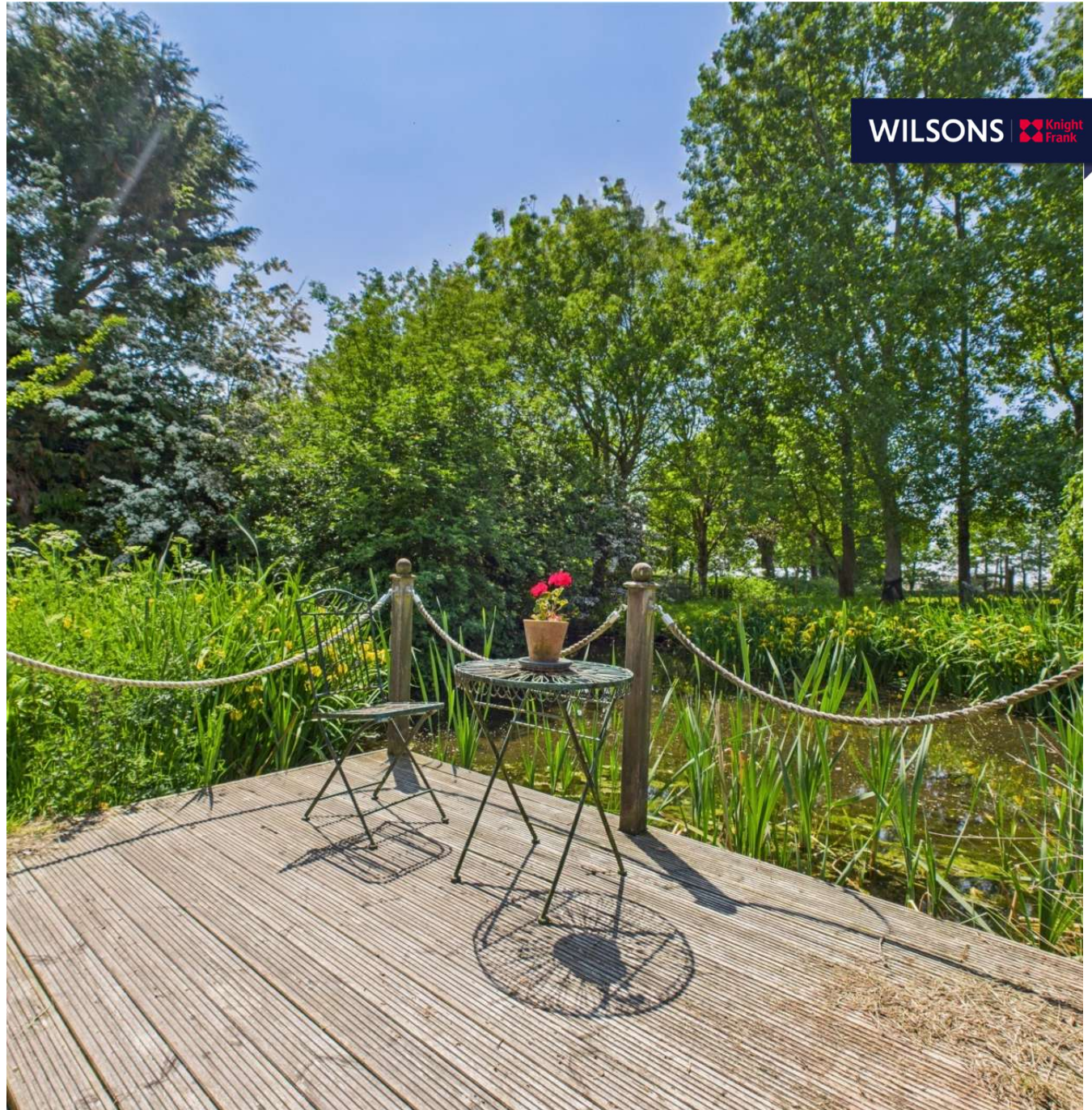










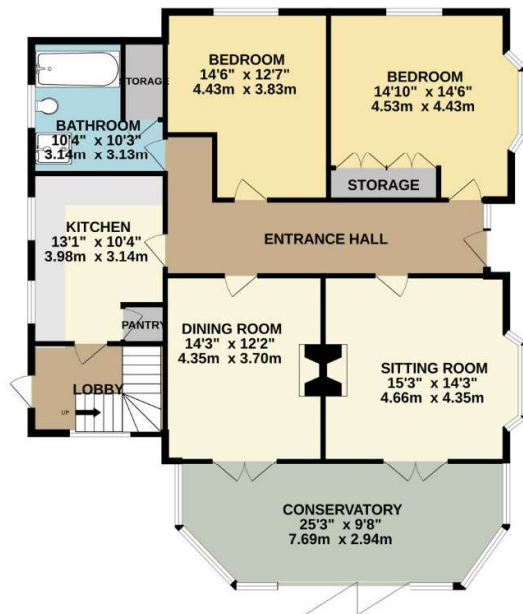








GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



2ND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (274.0 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.

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### SERVICES

Mains water + Borehole  
Soakaway  
OFCH  
Fully double glazed  
Previous plan passed to extend

### 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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