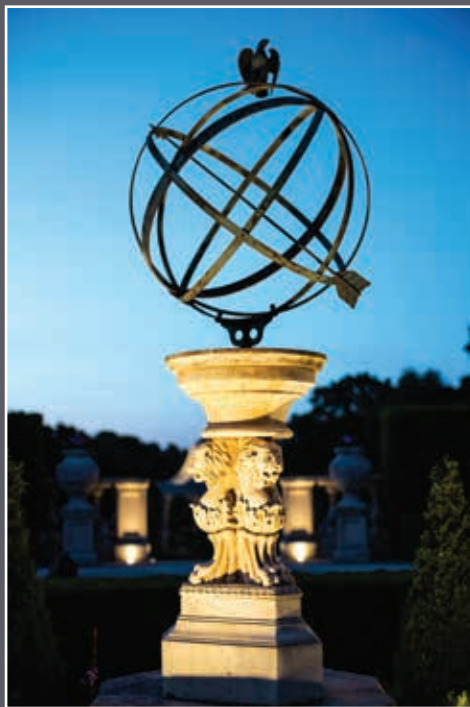


THE
MAISON
DE LA VALETTE ESTATE





*‘One of the most important
private estates in Jersey that
carries international recognition’*

JERSEY

The Island of Jersey is the largest and most southerly of the British Channel Islands, situated about 14 miles from the French coast and 22 miles south-east of Guernsey. The island has excellent communications with scheduled flights from all major UK airports, together with links by sea to Portsmouth and Poole in the UK, St Malo and Granville in France and the other Channel Islands.

Jersey has a population of about 100,000 and is governed by The States Assembly. Although Jersey has historical ties to Britain, with a constitutional relationship established over 900 years, it is not part of the UK or the political aspect of the European Community. Jersey is fully recognised by HM Government as an independent low tax jurisdiction.

The island offers a safe and secure lifestyle, with a very low crime rate and provides a wonderful family environment. Jersey's countryside is very attractive and the lovely coastline offers a range of safe and sandy beaches, together with a network of stunning cliff walk paths.

There are several golf courses, including 3 x 18 hole courses.

Commuting to London and to numerous regional airports is straightforward and the private jet handling facilities are excellent.



THE MAISON DE LA VALETTE ESTATE

This immensely impressive neo-classical inspired property is set in beautiful tranquil country surroundings. The house sits centrally within circa 18 acres of attractive gardens, managed woodlands and equine grasslands and is approached via a long tree lined, gated carriage driveway. Maison de la Valette ranks as one of the finest private residences to have been created in Britain in recent years.

The principal residence extends to some 21,000 sq. ft. providing an outstanding range of both elegantly proportioned and exquisitely presented accommodation.

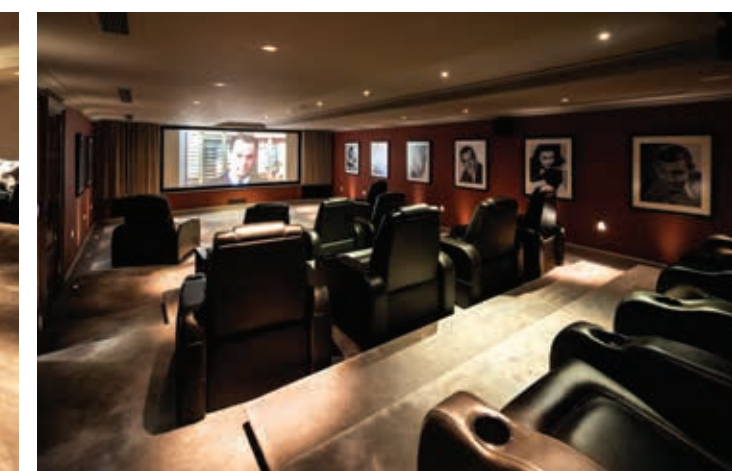
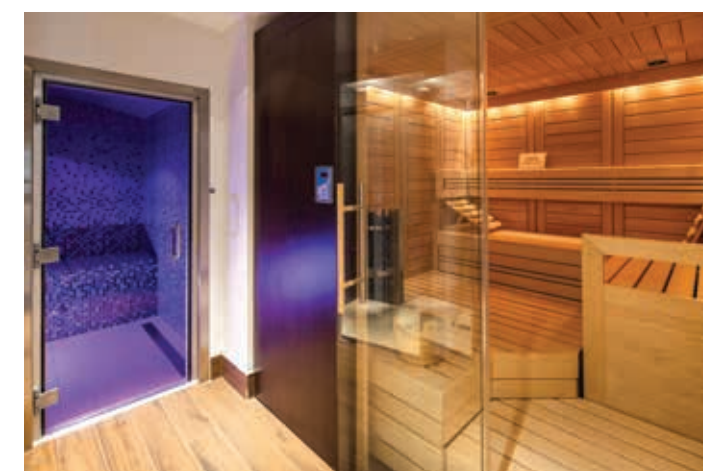
Our clients have undertaken internal refurbishment using designers such as Ralph Lauren and the property has been finished to exceptional and exacting standards.



The accommodation includes: Magnificent hallway with sweeping stairway, 4 superb reception rooms, an exceptional Palladium style pavilion entertaining complex, overlooking the swimming pool - this complex includes spacious leisure and dining areas together with a dedicated functions kitchen, entertainment bar area and pool facilities. An exceptional executive office suite includes an impressive boardroom, reception/general office and dedicated kitchen. The upper floors provide 5 bedroom suites, together with a second floor leisure room/landing area with 'snacks' kitchenette, whilst the lower ground floor offers a very large leisure/games room, a 'state of the art' cinema and a large gymnasium/health complex. Passenger lift to all accommodation levels.

Construction of this truly magnificent home was commissioned at the instance of an international property developer as his principal home and took some 5 years to create. Completed in 2014 and internally renovated again throughout in 2019, the entire property is offered in virtually new condition.







DE LA VALETTE ESTATE

FLOOR PLANS

Approximate Gross Internal Floor Area

Main House: 1,955 sq m (21,044 sq ft)

For identification only, not to scale



- Storage



THE MAISON DE LA VALETTE ESTATE



ANCILLARY BUILDINGS

Within the grounds, there is an attractive mews pair of 2 bedroom cottages, together with a stable yard with 6 loose boxes, a tack/feed room, a hay barn

and groom's accommodation. A gated secondary driveway serves the staff cottages and horse stable block.



Approximate Gross Internal Floor Area:

Cottages: 165 sq m (1,776 sq ft)

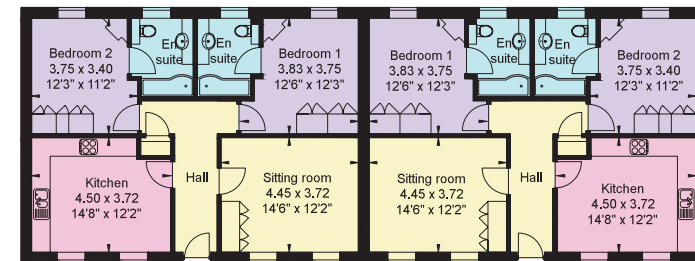
Stable Flat: 37 sq m (398 sq ft)

Stables/Outbuilding: 202 sq m (2,175 sq ft)

For identification only, not to scale.

Not shown in actual location/orientation.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



GARDENS AND GROUNDS

The surrounding grounds are among the many outstanding features of this exceptional property. Huge care and time has been spent in the layout and

execution of the gardens, which are maintained to the highest standard. The property sits almost perfectly in the

middle of its own circa 18 acres and must be one of the most private and secure dwellings on the island.





Adjacent to the house there is a splendid swimming pool complex set within classical styled formal landscaped garden surrounds. Also within the grounds are two small lakes, a feature waterfall and a

sizeable natural valley offering a network of beautiful woodland pathways. There are several post and railed horse grazing paddocks.

They are many tranquil areas within the grounds to relax, escape and view the wonderful estate.





THE MAISON DE LA VALETTE ESTATE

SUMMARY OF ACCOMMODATION

Ground Floor

- ❖ Reception hall
- ❖ Drawing room
- ❖ Dining room
- ❖ Library
- ❖ Orangery
- ❖ Kitchen/breakfast room
- ❖ Atrium
- ❖ Stunning palladium style entertaining complex with sitting room, dining areas and dedicated kitchen
- ❖ Changing facilities
- ❖ Integral garaging for 3 cars

Lower Ground Floor

- ❖ Games room
- ❖ Cinema room
- ❖ Laundry/utility with staff dining area
- ❖ Plant room
- ❖ Wine store
- ❖ Gymnasium complex with sauna and steam room

First Floor

- ❖ Master bedroom with 2 bathrooms and 2 dressing rooms
- ❖ 2 bedroom suites
- ❖ Executive office suite with impressive boardroom, general office and dedicated kitchen

Second Floor

- ❖ 2 further bedroom suites
- ❖ Landing/sitting room

Ancillary Accommodation/Outbuildings

- ❖ A pair of 2 bedroom staff/guest cottages
- ❖ Stable complex with groom's flat
- ❖ 6 loose boxes
- ❖ Tack room
- ❖ Gardener's room
- ❖ Garage outbuilding
- ❖ Maintenance yard

Gardens and Grounds

- ❖ Long gated tree-lined drive
- ❖ Stunning landscaped gardens
- ❖ Swimming pool complex
- ❖ Two small lakes
- ❖ Woodland
- ❖ Post and railed paddocks
- ❖ Privacy

Measurements

- ❖ Approximate total gross internal area: 2,359 sq m (23,793 sq ft)
- ❖ In all circa 18 acres



LOCATION

The Maison de la Valette Estate stands discreetly located within the heart of Jersey's picturesque countryside and is accessed off a quiet 'Green Lane' (15 mph limit). The estate enjoys great ease

of access to the island's capital town of St Helier (1.5 miles) and to most of the principal schools, whilst the airport is located some 30 minutes away (6 miles circa).



GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains drainage, water and electricity are connected. Borehole providing water for the automated irrigation system. High capacity liquid gas storage facility.

FURNITURE, FIXTURES AND FITTINGS

The vendors would consider selling all of the furniture, fixtures and fittings both in and outside the property, aside from a small number of personal items and are available by separate negotiation.

VIEWINGS

All viewings must be arranged via the vendors joint sole agents.

CURRENT JERSEY TAX PROFILE

Jersey is an independent low tax jurisdiction enjoying a stable political base and ranking among the world's most respected finance centres. In synopsis, approved high net worth residents, pay income tax at a rate of 20% on the first £725,000 of annual income and thereafter on the balance of world income, a rate of just 1% generally applies.

In Jersey there is no capital gains tax, inheritance tax, gift tax or wealth taxes.

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