

INTRODUCING

Vanessa, La Rue De La Mare Ballam, St John, JE3 4EJ

**WILSONS** |  **Knight  
Frank**

Connecting People & Property Perfectly.

## -A SPECTACULAR CONTEMPORARY FAMILY HOME-

Set within the rural parish of St John, this most outstanding property has recently been the subject of a scheme of total redevelopment and enhancement, to now provide a truly exceptional family home. Vanessa offers a splendid range of contemporary design accommodation, extending in total to approaching some 6,000 sq.ft. There are 6 bedrooms suites, the principal living areas are exceptionally appealing and benefit from being flooded by natural light, whilst a stunning family kitchen, forms the centre piece of the ground floor accommodation. Furthermore, there is the added benefit of a self-contained studio flat. Of particular note is the provision of a very large (40`) basement leisure/entertaining complex with built-in bar and a vast 'under water window' giving visual aspects into the swimming pool. Externally there is a generous sized level lawned garden with swimming pool and pool pavilion, an extensive parking forecourt secured by an electric gate access and a 3-car integral garage. Additionally, Vanessa enjoys the ownership and protection of an adjacent agricultural field. The property stands fully private with no immediate neighbouring homes and is adjacent to open agricultural lands, which form an integral part of the prestigious St John`s Manor estate.

- **Spectacular contemporary family home**
- **Near 6,000 sq.ft luxury accommodation**
- **6 Bedroom suites plus studio apartment**
- **Stunning 40` entertaining/leisure complex**
- **Garden with swimming pool**
- **Agricultural land**

**Price £3,500,000** Qualified | Freehold



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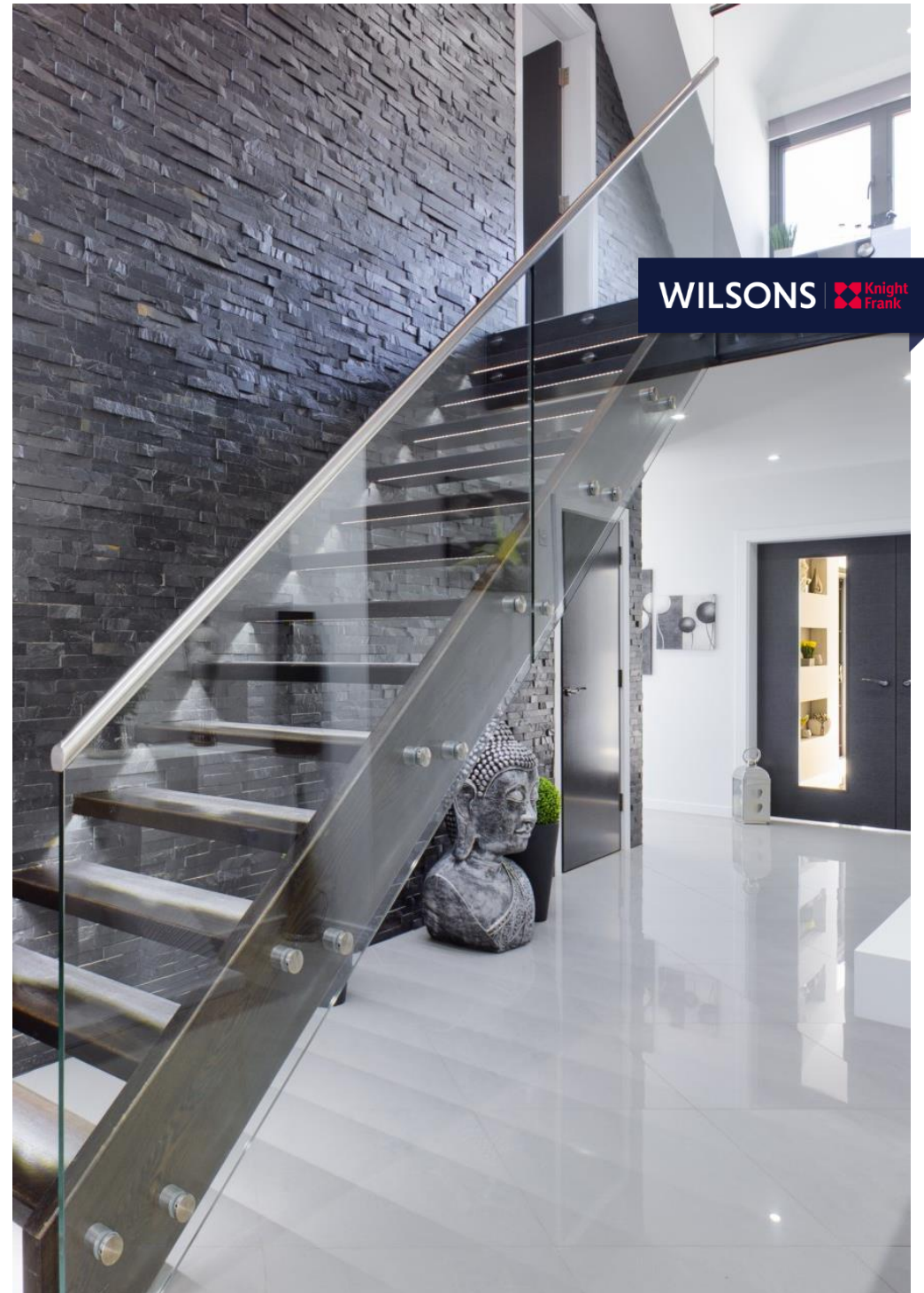


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PROPERTY ID: 3004











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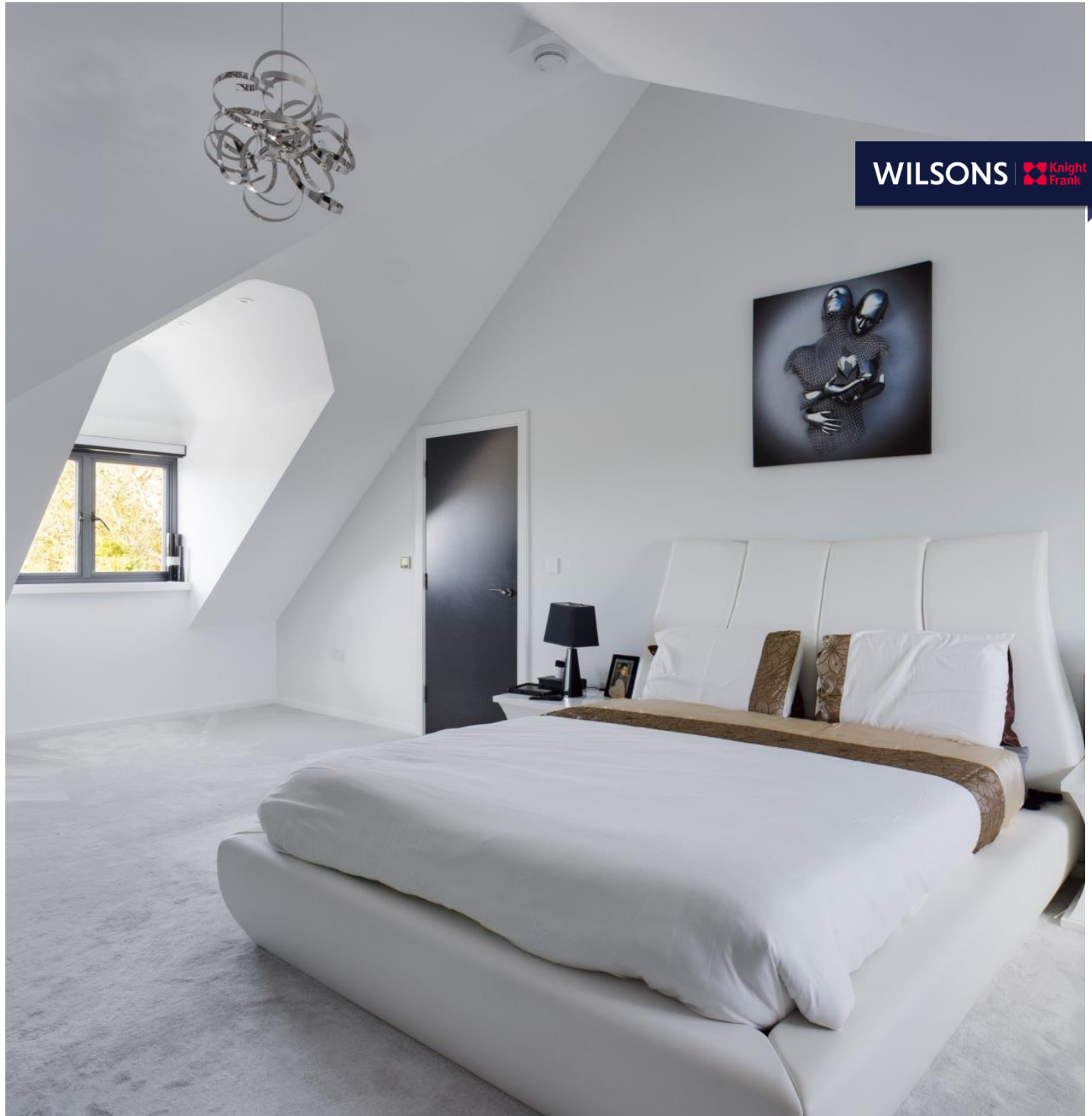


























## SERVICES

Mains water  
Mains drains  
Oil fired central heating (under floor for the majority)

## DIRECTIONS

Coming South down La Rue De La Mare Ballam, pass the main gates of St John's Manor on your right hand side, and after approximately 300 yards Vanessa is also set on the right hand side.

## 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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