

INTRODUCING

Les Ruelles, La Grande Route De St Jean, St John, JE3 4FN



Connecting People & Property Perfectly.

Substantial Grade 3 early-mid C19 period home situated in an excellent location and set within lovely gardens and approached via electric gates. Internally the accommodation has spacious well proportioned living areas with elegant reception rooms including eat in family kitchen, separate dining room, drawing room and large orangery. A second kitchen, office and shower room make up the remainder of the ground floor. Over the first and second floor of the property are the seven bedrooms and three bathrooms, each of them offering plenty of light and space. In addition there is a basement area currently used as a gym, office and separate laundry room but could be adapted for multiple purposes. To the front of the property is a lovely lawned garden area with the private driveway leading to a triple garage and plenty of forecourt parking. To the rear is a generous sized very private enclosed garden, mostly laid to lawn with orchard area and separate vegetable patch. The conservatory opens out onto a swimming pool with paved areas around and is perfect for entertaining. Planning permission has been granted for a large chalet to be erected if desired.

- **Period home set within beautiful gardens**
- **Well proportioned living accommodation**
- **Seven bedrooms, three bathrooms**
- **Gated driveway approach**
- **Plenty of forecourt parking**
- **Outdoor swimming pool**

Price £2,850,000 | Qualified | Freehold



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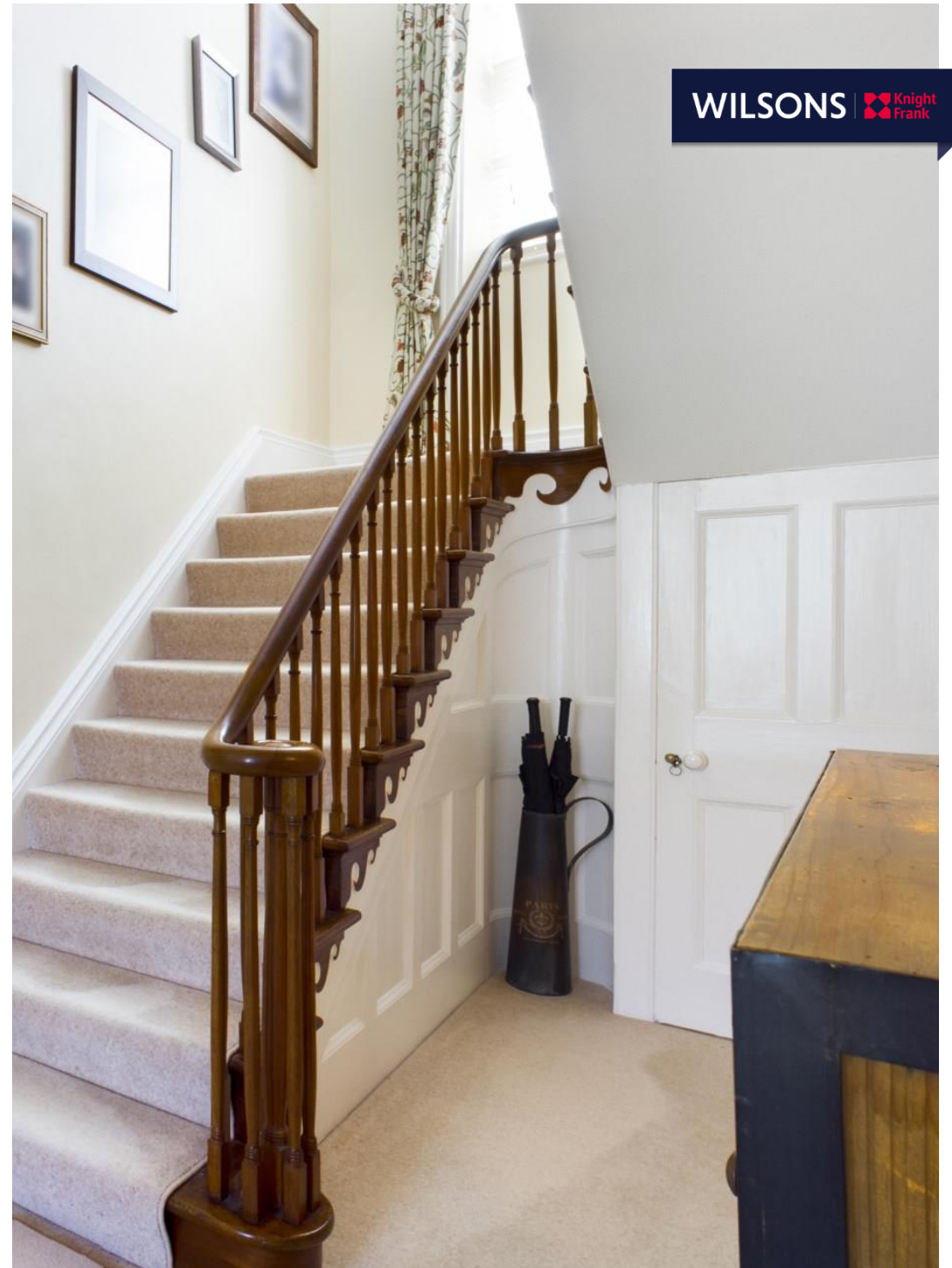


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PROPERTY ID: 3081









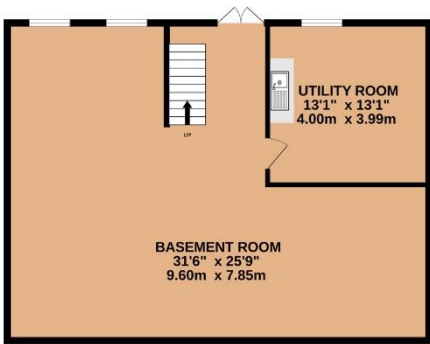








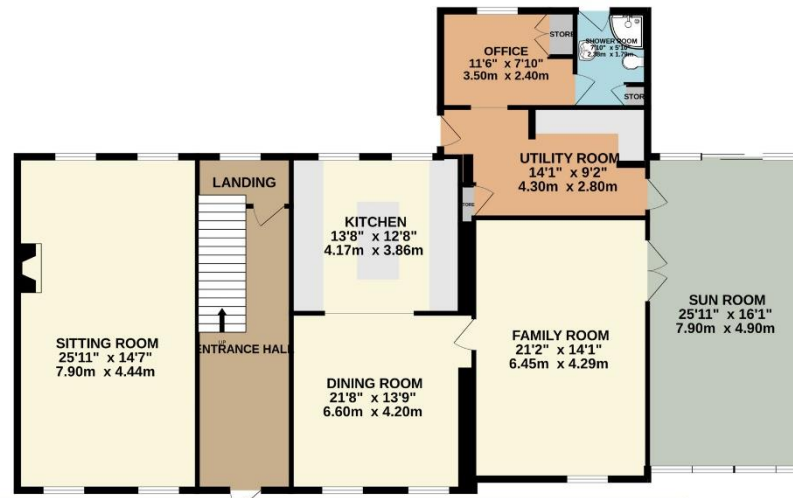




BASEMENT ROOM
31'6" x 25'9"
9.60m x 7.85m

UTILITY ROOM
13'1" x 13'1"
4.00m x 3.99m

UP



LANDING

ENTRANCE HALL

SITTING ROOM
25'11" x 14'7"
7.90m x 4.44m

DINING ROOM
21'8" x 13'9"
6.60m x 4.20m

KITCHEN
13'9" x 12'8"
4.17m x 3.86m

FAMILY ROOM
21'2" x 14'1"
6.45m x 4.29m

SUN ROOM
25'11" x 16'1"
7.90m x 4.90m

UTILITY ROOM
14'1" x 9'2"
4.30m x 2.80m

OFFICE
11'6" x 7'10"
3.50m x 2.40m



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.

2ND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

GARAGE
839 sq.ft. (77.9 sq.m.) approx.



BEDROOM
13'0" x 6'11"
3.97m x 2.10m

BEDROOM
13'9" x 13'0"
4.20m x 3.97m

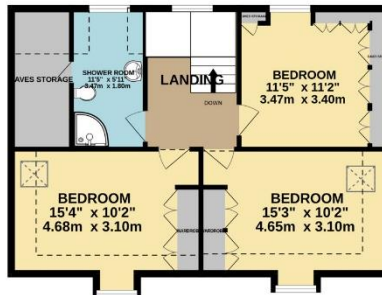
BEDROOM
12'9" x 12'7"
3.88m x 3.84m

BEDROOM
12'3" x 12'2"
3.74m x 3.70m

ENSUITE
12'5" x 8'0"
3.80m x 2.43m

HALL

LANDING



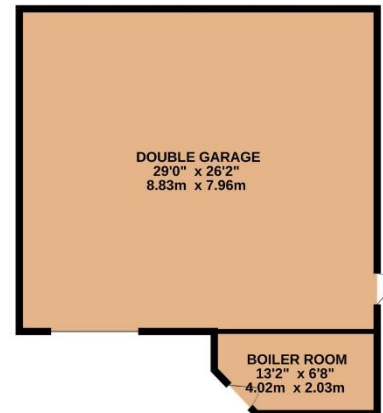
BEDROOM
11'5" x 11'2"
3.47m x 3.40m

BEDROOM
15'4" x 10'2"
4.68m x 3.10m

BEDROOM
15'3" x 10'2"
4.65m x 3.10m

SHOWER ROOM
11'2" x 11'2"
3.40m x 3.40m

LANDING



DOUBLE GARAGE
29'0" x 26'2"
8.83m x 7.96m

BOILER ROOM
13'2" x 6'8"
4.02m x 2.03m

TOTAL FLOOR AREA : 5171 sq.ft. (480.4 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 drains

Oil fired central heating

Private Borehole water with new UV waterways filtration system and additional reverse osmosis unit

Air source heat pump for swimming pool

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

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