

INTRODUCING
Amberley, La Rue Du Rue, St Martin, JE3 6HQ



Connecting People & Property Perfectly.

Peacefully set in the heart of St Martins countryside, down a quiet country lane, this most beautiful and immaculate country home provides a very desirable and generous sized family residence with an impressive gated sweeping driveway approach to the property. Constructed in 2002 the property offers over 6000 sq ft of accommodation, which includes excellent family living areas, with all principle rooms having an aspect onto the exceptionally private gardens. Top Quality fixtures & fittings have been used throughout the whole development including the high specification Artisan kitchen. The hub of the home the kitchen diner offers a great space for the family, divided by a central fireplace to the snug and terrace. From here, doors lead into the side terrace, perfect for entertaining family and friends and dining al fresco. The property also offers a formal dining room, formal living room and central office with double doors leading to the front terrace which encapsulates the tranquillity of the home. The upstairs provides, four stunning double bedroom suites. Well appointed, the spacious master suite with its walk in dressing room and four piece bathroom suite with Artisan hand made cabinets adds a hint more luxury. Additionally on this floor, there is an adjoining one bedroom unit, ideal for occupation by dependant relative, older child or for letting/income purposes and a study/library area on the impressive landing area. The top floor provides plentiful entertainment space, currently laid out as a snooker room, with seating areas and built in bar, this could also be utilised as extra bedrooms, principle master suite or children`s playroom. Externally the property enjoys a very sizeable lawned garden, full of specimen trees and shrubberies, plus stream and overlooking meadowland, together with large leisure terrace and tennis court. There is a generous integral double garage adjoining the house, plus a private gated driveway and ample parking.

- **Fine country residence**
- **Four bedroom/Four bathroom**
- **6500 sq ft of versatile accommodation**
- **Exceptional standard throughout**
- **Mature gardens and tennis court**
- **Double garage and ample parking**

Price £4,650,000 | Qualified | Freehold



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PROPERTY ID: 3241

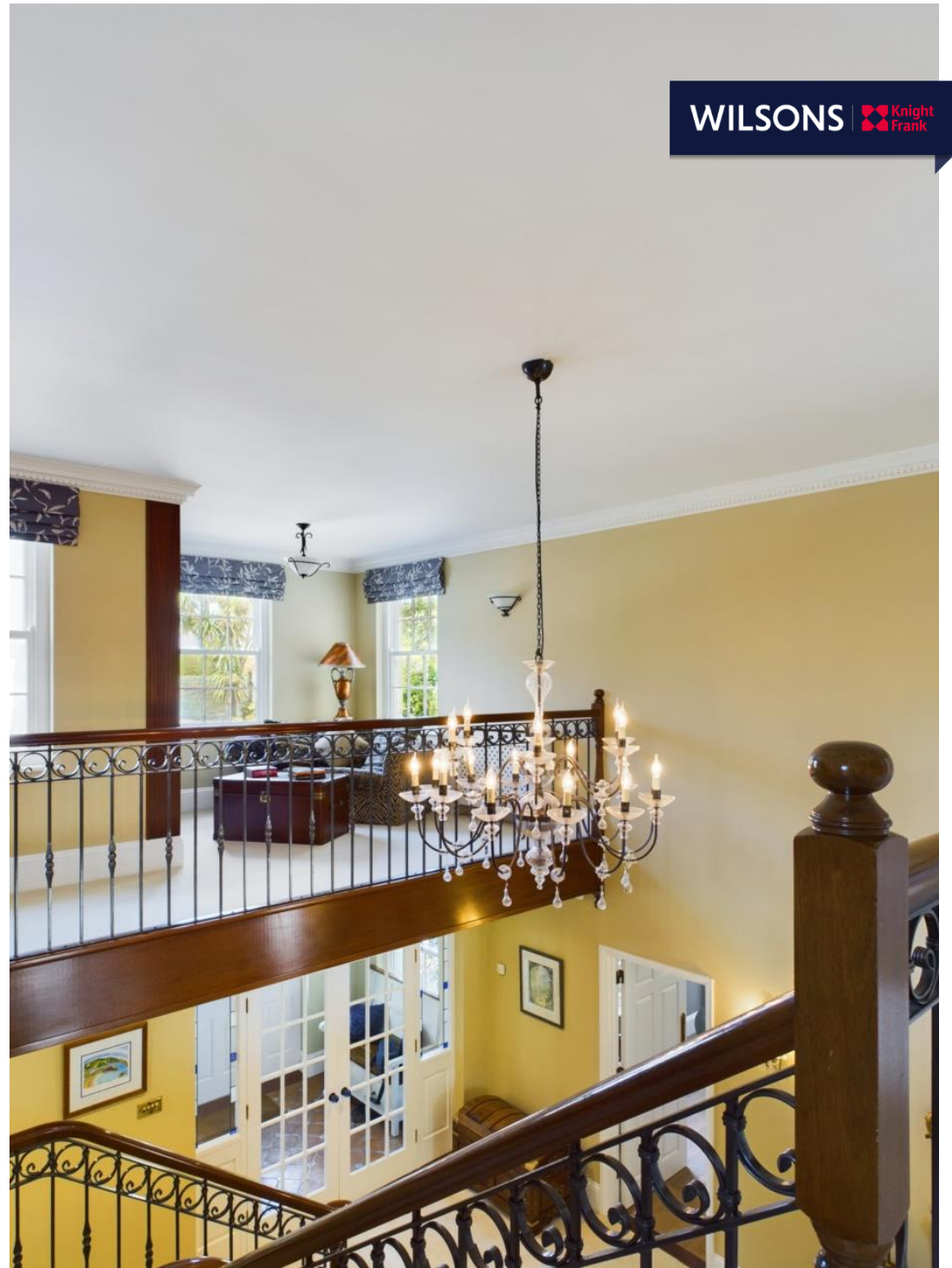
WILSONS  Knight Frank















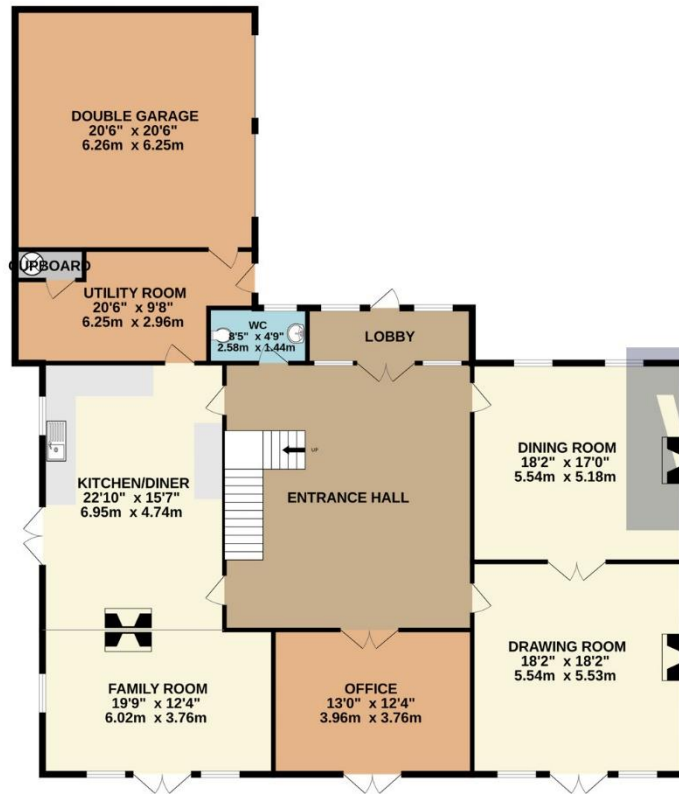




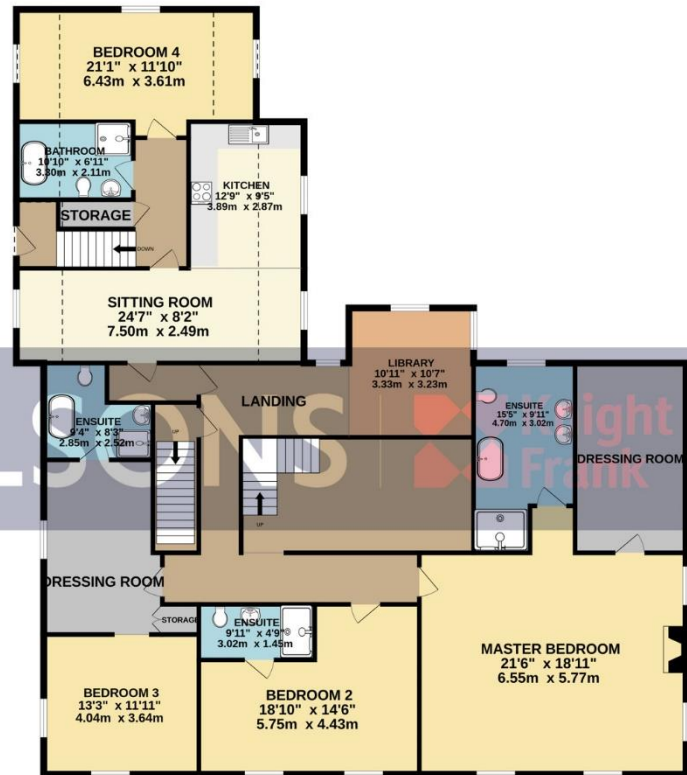




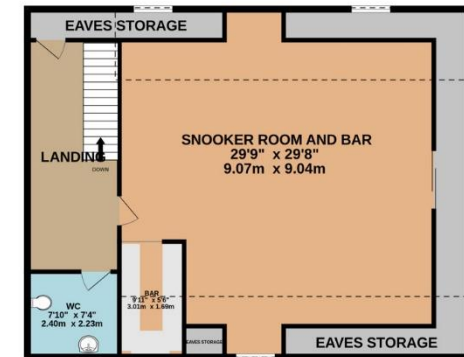
GROUND FLOOR
2612 sq.ft. (242.7 sq.m.) approx.



1ST FLOOR
2679 sq.ft. (248.9 sq.m.) approx.



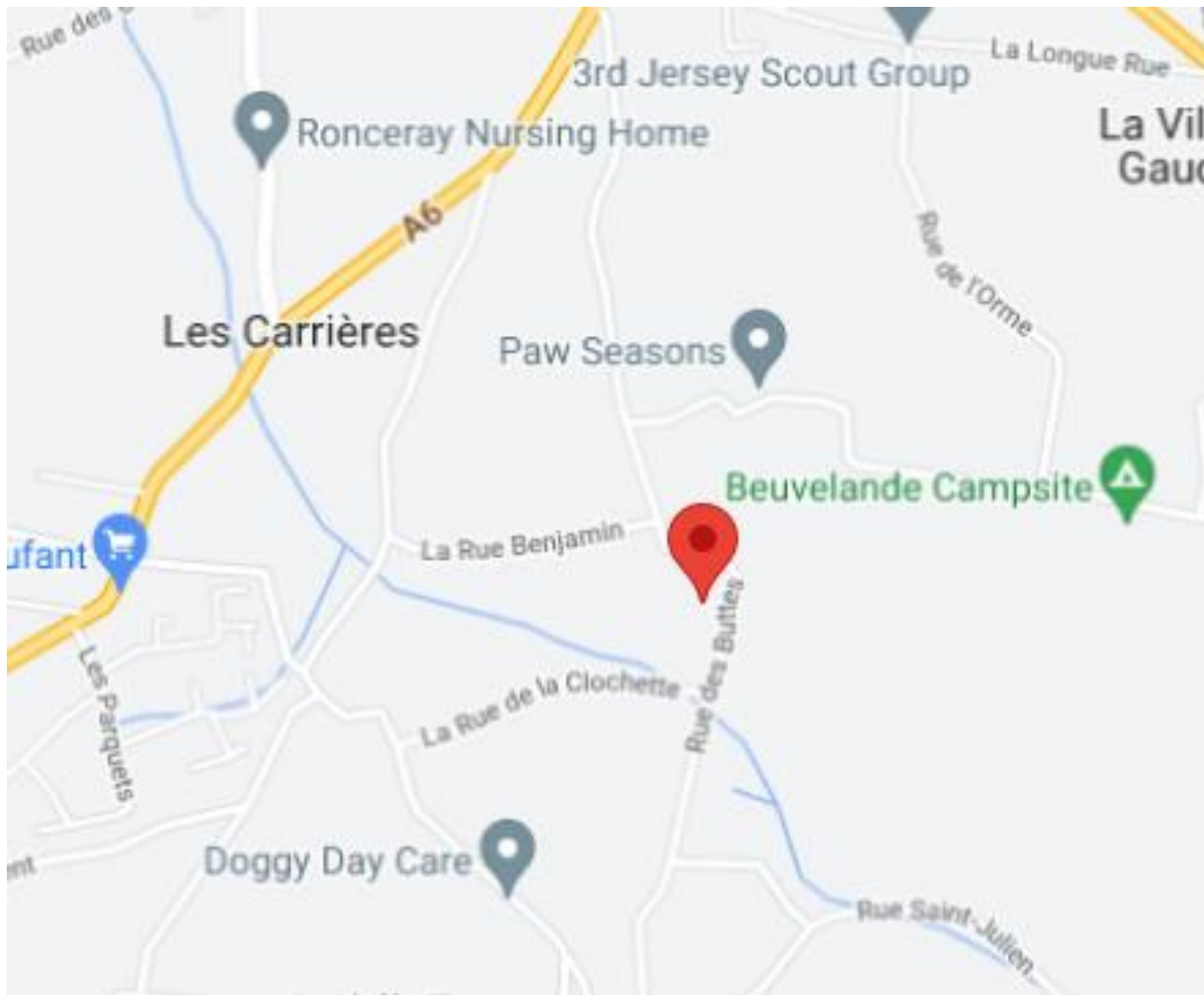
2ND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 6537sq.ft. (607.3 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

Wet electric underfloor heating (downstairs)
OFCH
Full double glazing
Borehole water (double filtration system)
Tight tank (mains in road)

DIRECTIONS

From La Ruelle des Ecorvees turn left into Rue des la Bachaunderie then proceed straight across into Rue des Buttes, property is approx 800m on LHS

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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