

INTRODUCING
La Glinette, Rue De Haut, St Brelade, JE3 8AR

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

MAGNIFICENT NEWLY CONSTRUCTED FAMILY RESIDENCE

Standing quietly and privately located in one of Jersey's most exclusive neighbourhoods. This beautiful new home has just been completed to provide a very generous sized property which adapts to meet the needs of multi-generational occupancy.

The redevelopment which is largely of new construction, includes the original structural walls of an historic 18th century traditional Jersey farmhouse. Partial sea views of St Aubins bay are enjoyed.

The property stands approached by a gated driveway and enjoys level landscaped gardens, together with a swimming pool, garage mews for several cars and with Nanny's apartment over.

The extensive accommodation (10,500 sq ft) includes 9/10 bedrooms, together with hugely generous reception room areas and a stunning family kitchen.

- **Prestigious large new family residence**
- **Exclusive sought-after location**
- **Landscaped gardens with swimming pool**
- **Multi generational adaptability**
- **Garage mews with Nanny's apartment over.**
- **Historic 18th century origins incorporated**

Price £12,500,000 | Qualified | Freehold



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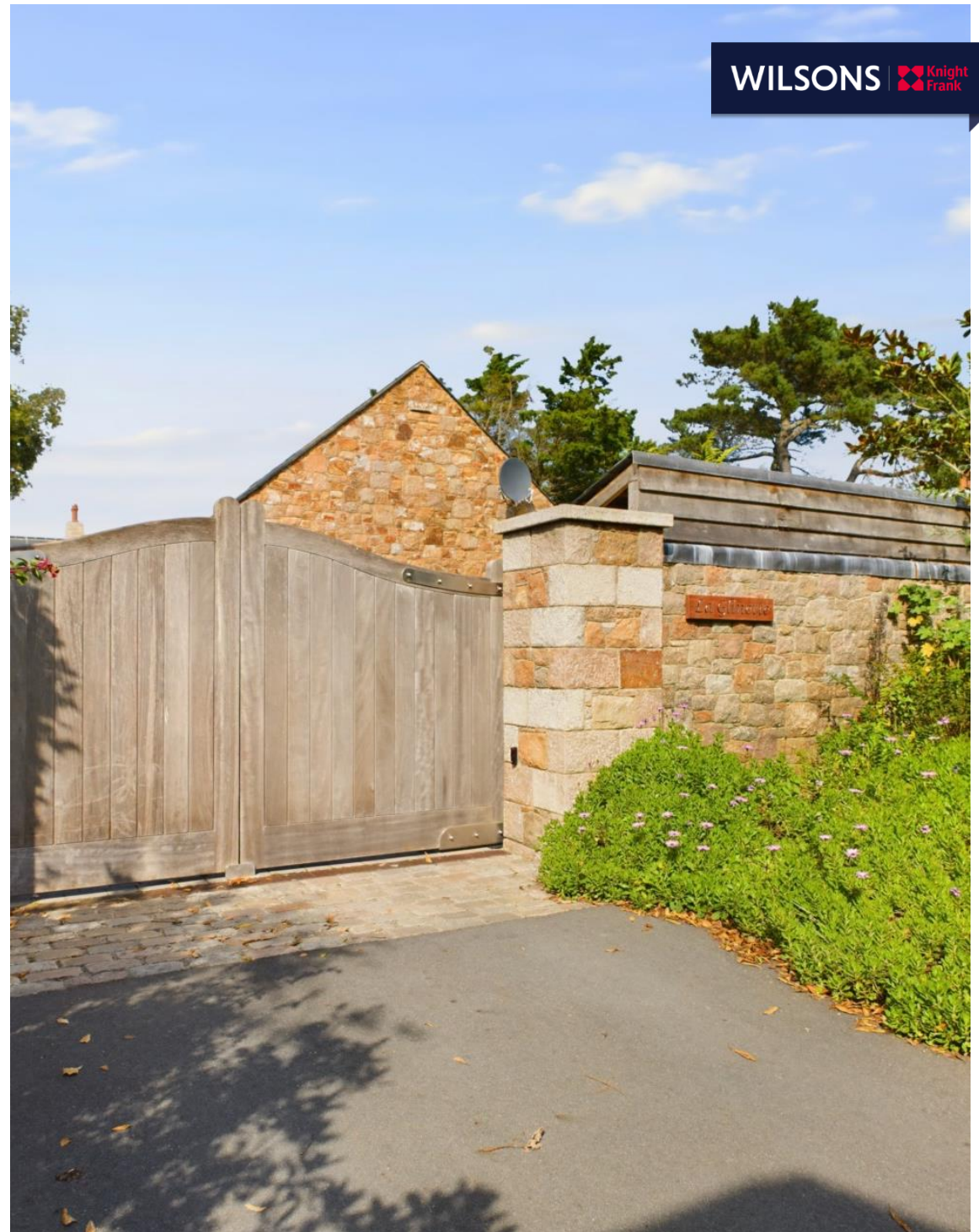


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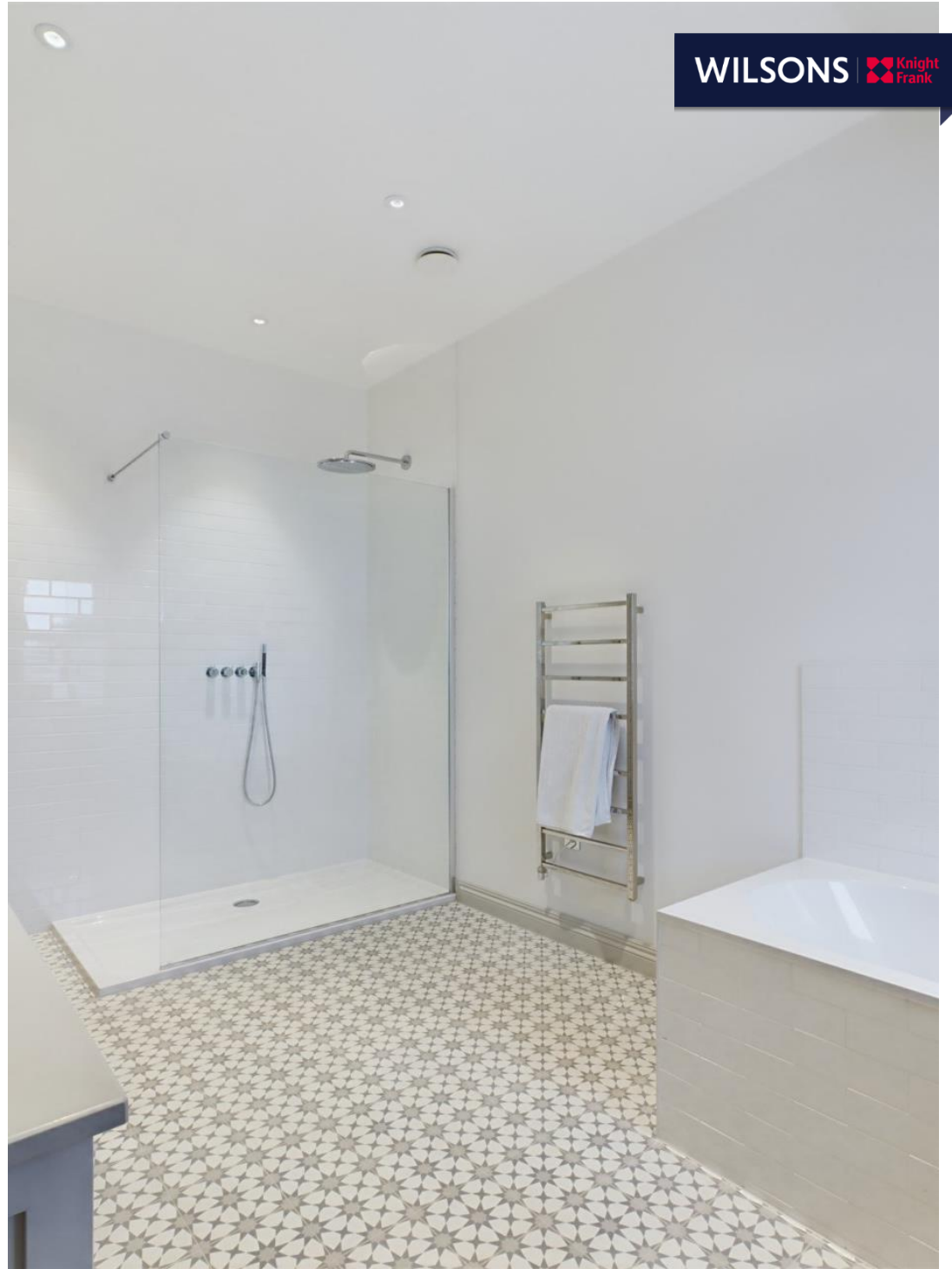
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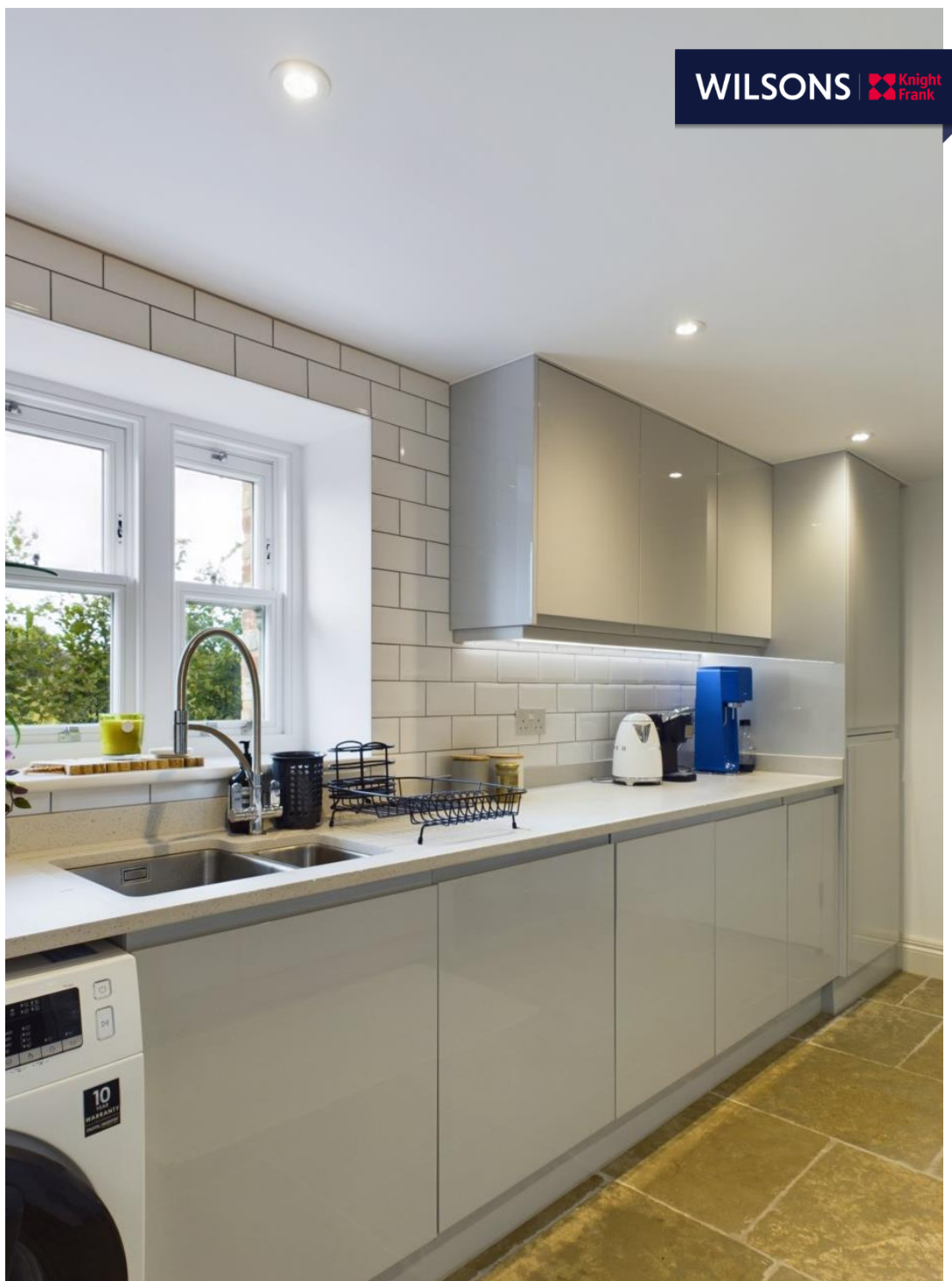








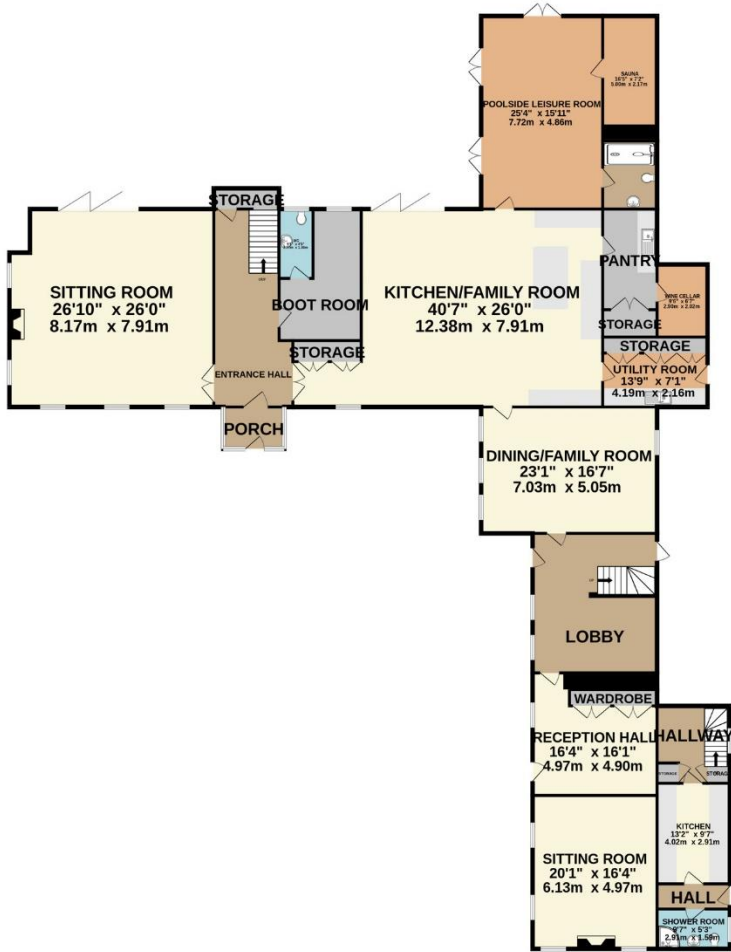








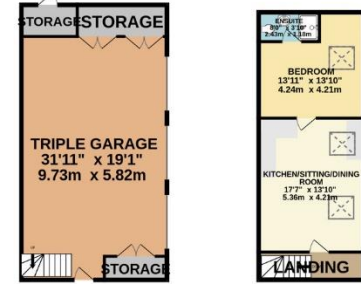
GROUND FLOOR
4715 sq.ft. (436.0 sq.m.) approx.



1ST FLOOR
4144 sq.ft. (382.9 sq.m.) approx.



GARAGING
1104 sq.ft. (102.0 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 10630sq.ft. (987.6 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
Mains Drains
Double Glazed

DIRECTIONS

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.

Call: +44 (0)1534 877977
Email: office@wilsons.je

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