

INTRODUCING
Le Ruisseaux Lodge, Les Ruisseaux, St Brelade, JE3 8DD



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PRESTIGIOUS LUXURY FAMILY RESIDENCE. Set on the perimeter of the exclusive Les Ruisseaux Estate, within the much sought-after Parish of St Brelade, a stunning family home of distinction, enjoying picturesque distant sea views over St Brelades Bay and Ouaisne. Of the "Arts & Crafts" architectural era, this character home is now presented to a most impeccable standard, having been the recent subject of a meticulous and professionally conducted scheme of refurbishment, alteration and overall enhancement. This remarkable home is now offered in virtually 'as new' condition and provides a fine range of very appealing and superbly appointed accommodation, which includes: Four excellent reception rooms, a truly splendid very generously proportioned family kitchen / dining room, four bedrooms and four bathrooms (three en-suite), including a fabulous principle bedroom suite, with 24' bedroom plus balcony, luxury bathroom and large fitted dressing room. The property stands approached via an automatic gated driveway leading to generous parking facilities. There are beautifully maintained manageably proportioned gardens - very well stocked and offering a large paved leisure terrace, established lawns and numerous shrubberies and flower beds. Set adjacent to the sun terrace is a sizeable newly constructed heated swimming pool with stone paved surrounding leisure terrace. Within the gardens there is a newly constructed detached 'mews style' garage (architecturally in-character with the house) providing oversize parking for two cars and with an external staircase providing access to a large fully floored and finished 'roof storage' area which is adaptable (subject to planning consent) to be alternatively utilised as a studio apartment or home office - a shower room with w.c is already installed. Les Ruisseaux Lodge enjoys an appealing sunny aspect, facing towards mature managed parkland woodlands and much of the accommodation enjoys the benefit of some delightful sea views through a woodland foreground.

- Exclusive family home
- Sought-after location
- Totally restored and enhanced
- Four receptions and four bedrooms
- Utterly beautiful throughout
- Lovely gardens with swimming pool

Price £7,950,000 | Qualified | Freehold



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10



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PROPERTY ID: 3299



WILSONS | Knight Frank

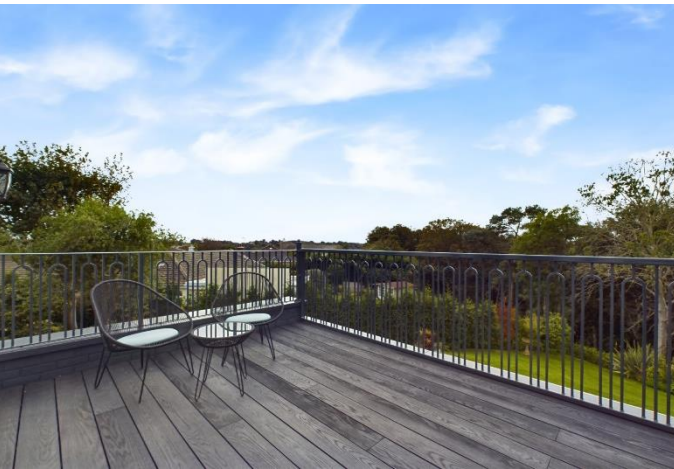
























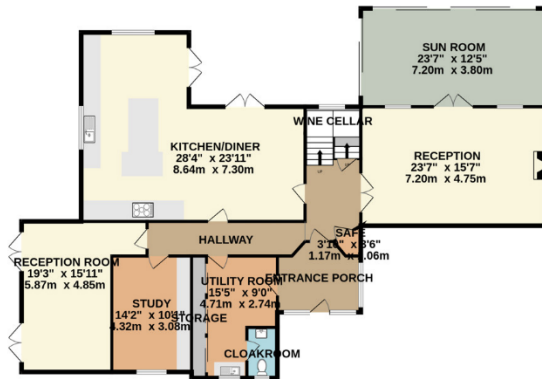


WILSONS Knight Frank



DOUBLE GARAGE
29'2" x 22'7"
8.88m x 6.88m

PLANT ROOM

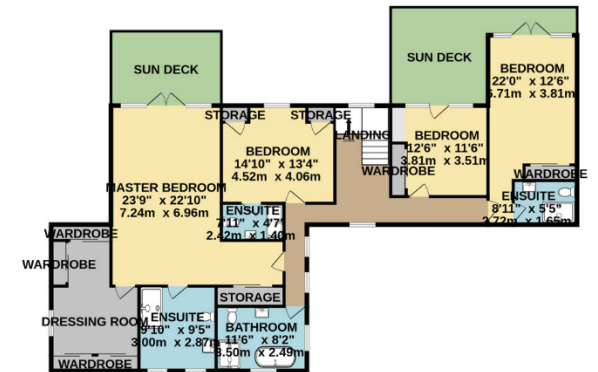


The floor plan shows a bathroom (BATH) and a kitchen (KITCHEN). The bathroom is located at the top left and contains a toilet, a sink, and a bathtub. The kitchen is located below the bathroom and contains a sink and a stove. The main living area is a large open space with two windows, each represented by a square with an 'X' inside.

BATH

KITCHEN

UNIT
 20'8" x 16'3"
 6.29m x 4.95m



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
Oil fired central heating
Electric underfloor heating in
bathrooms

DIRECTIONS

Les Ruisseaux Lodge is the first
property on the RHS as one drives
down the Les Ruisseaux Estate drive
from La Route des Genets

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
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