

INTRODUCING

9, Magnolia Gardens, La Route De St Aubin, St Lawrence, JE3 1JW



Connecting People & Property Perfectly.

Magnolia House provides a most wonderful executive family home and occupies a large plot within a select quiet cul-de-sac location in the Bel Royal area.

This stunning home has been extensively renovated and transformed to highly professional standard, to now provide a most exceptional four bedroom family home. With stunning interior design the accommodation extends to just over 2,350 sq.f of luxury living. Upon entering, there is an instant sense of space with extensive entrance hallway from which floor to ceiling windows showcase the ease of access of the heated swimming pool. Adjacent there is a beautiful 26ft living room and dining room, separate shaker style kitchen with quality integrated Neff appliances. In addition, there is a large utility/second kitchen useful for entertaining and the up and coming BBQ season, pump room/storage room, garage and cloakroom. With a few changes, this wing of the house also has potential to create a second generation option. The first floor provides four double bedrooms, two ensuite shower rooms and the house bathroom with special mention to the master suite with ample fitted wardrobes and large terrace overlooking the stunning centre gardens. Located within just a short drive to town and across the road from Millbrook Park and the beach, this home will appeal to those seeking a high-quality standard of accommodation, with nothing simply to do but move in!

Interior viewing is highly recommended.

- **Detached executive home**
- **Four bedroom/ Three bathroom**
- **High quality finish throughout**
- **Substantial plot**
- **Heated pool and manicured gardens**
- **Ample parking and gardens**

**Price £1,895,000** | Qualified | Freehold



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4



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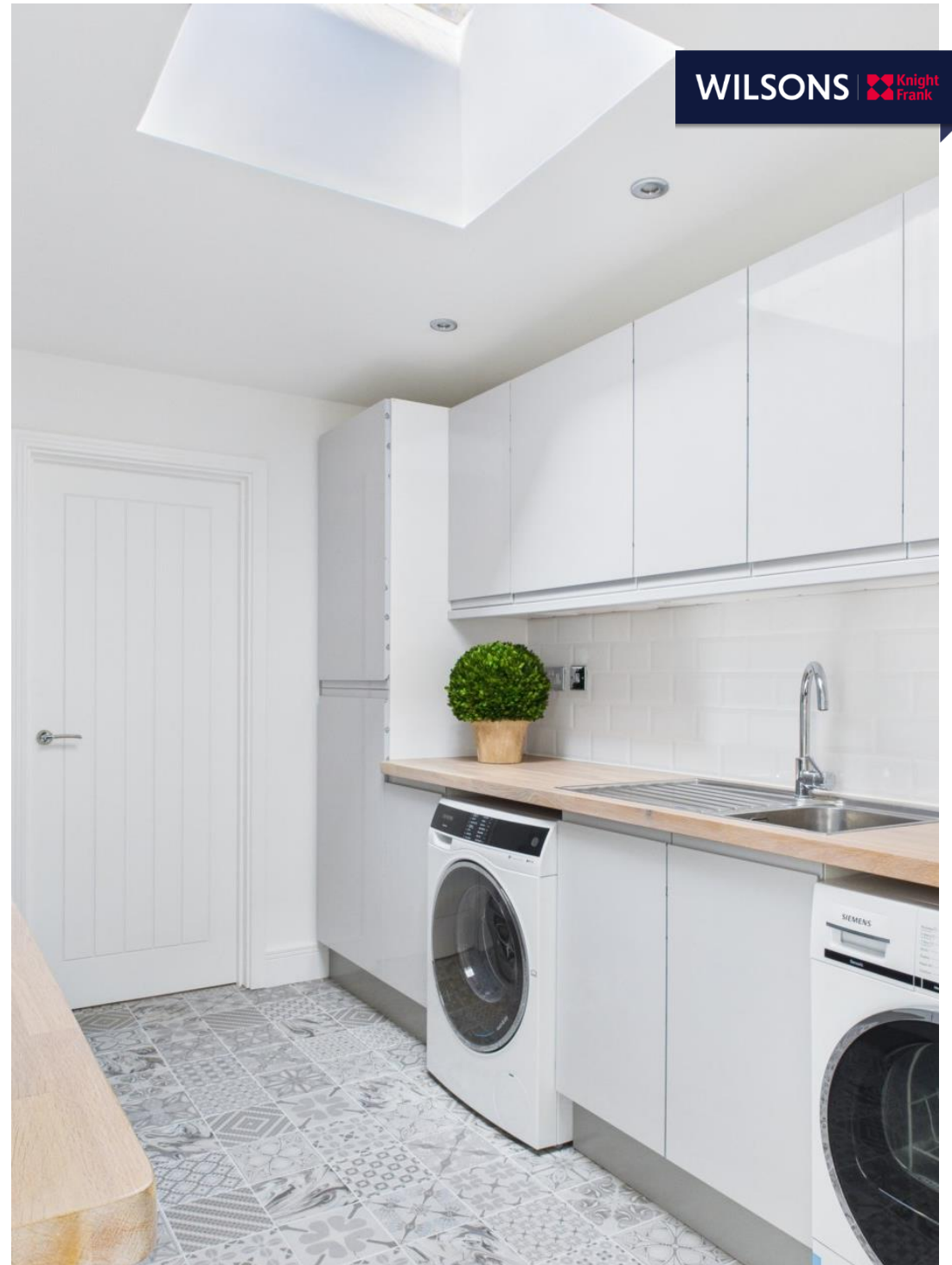
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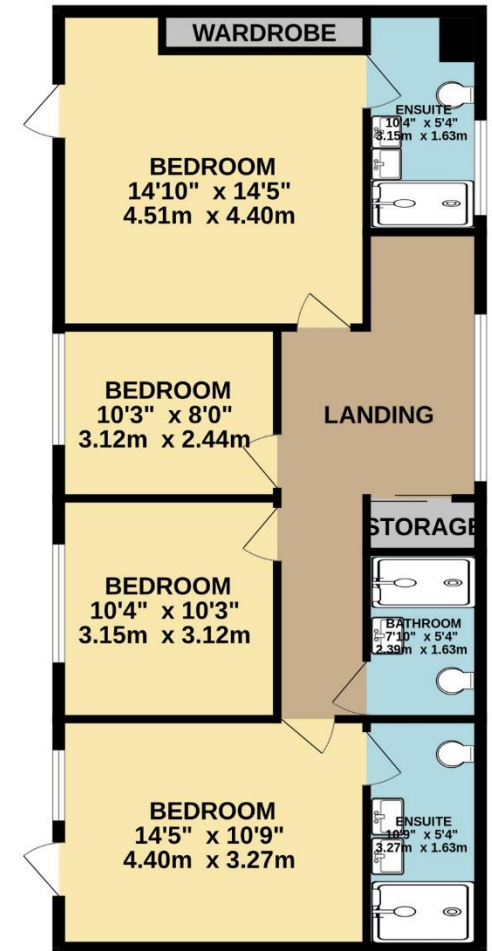




GROUND FLOOR  
1360 sq.ft. (126.3 sq.m.) approx.



FIRST FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2329sq.ft. (216.4 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 water  
Mains drains  
Underfloor electric heating and OFCH  
Fully double glazed  
High spec insulation and new roof

## 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.

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