

INTRODUCING  
14 Pres De L'Eglise, La Rue De L'Eglise, St John, JE3 4BA



Connecting People & Property Perfectly.

Located within a select and peaceful development exclusively for the over 55's, this beautifully presented cottage is situated in the heart of St John. Conveniently positioned next to the village shops, a bus stop, and picturesque country lanes, it offers the perfect blend of countryside charm and everyday practicality.

Built just 12 years ago, the property is in excellent condition throughout, having been meticulously maintained by its current owner. Offering 1350 sq ft of accommodation, the ground floor features a modest kitchen with fully integrated appliances, a separate living room, a bright conservatory with direct access to the patio garden, also on this floor is a spacious double bedroom, with fitted wardrobes, wet room and under the stair storage.

Upstairs, the impressive master suite enjoys a generous double bedroom, a walk in wardrobe and ensuite bathroom. There is also a large airing cupboard and additional eaves storage.

The cottage benefits from its own private, low maintenance enclosed garden, accessed directly from the conservatory, as well as a south facing lawned area to the front that enjoys sunshine throughout the day. There is designated parking for one car, a single garage, and ample visitor parking available within the development.

This is a rare opportunity to acquire a high-quality, low maintenance home in a sought after and tranquil community.

- **Semi detached cottage**
- **Two bedroom/ Two bathroom**
- **Over 55's development**
- **Convenient village location**
- **Low maintenance garden**
- **Garage and parking**

**Price £695,000 Qualified | Freehold**



**PROPERTY ID: 3522**











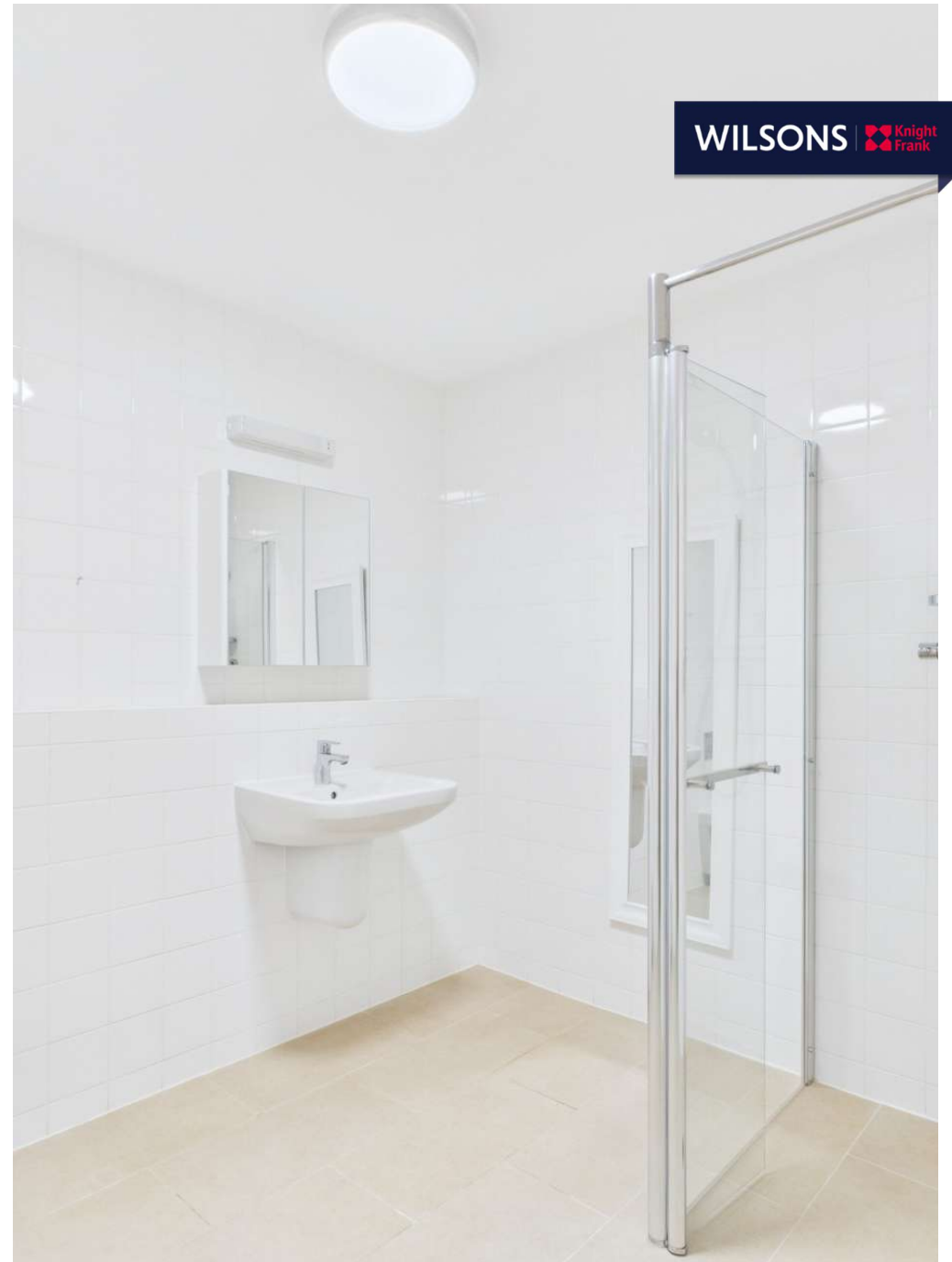




WILSONS Knight Frank







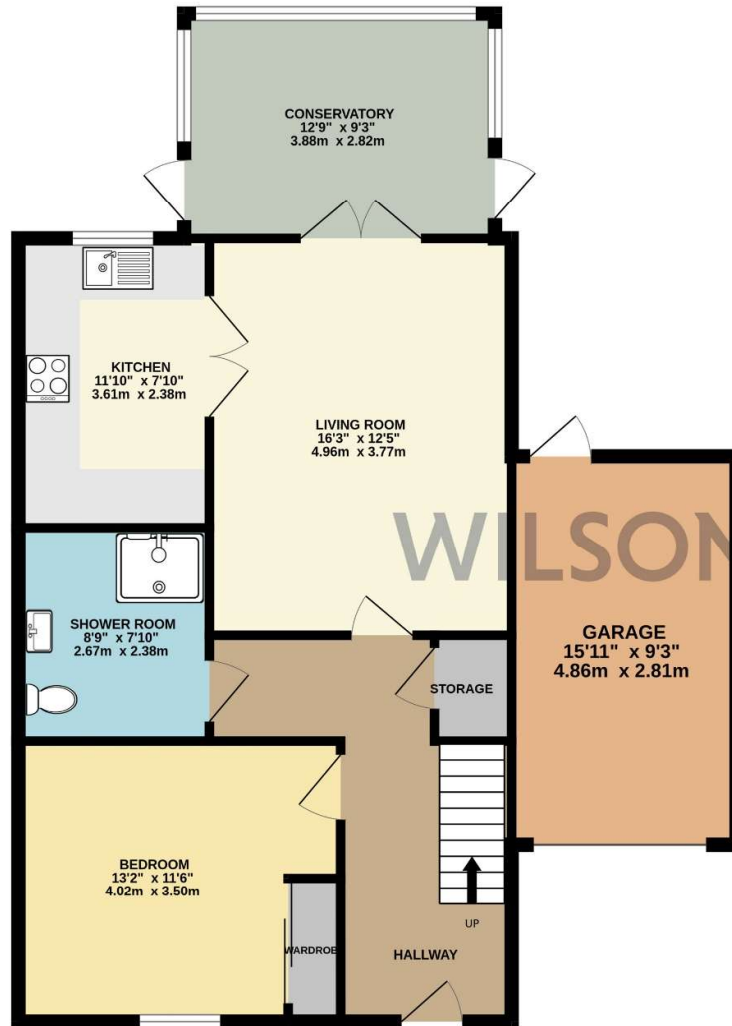




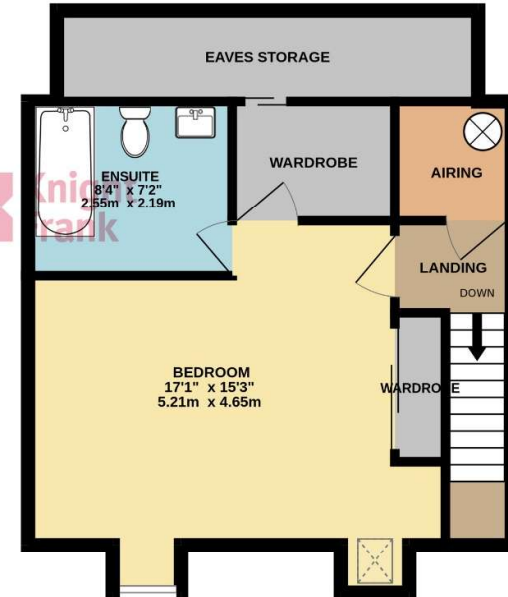




GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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

Mains water  
Mains drains  
Fully double glazed  
Electric heating

## 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](mailto:office@wilsons.je)

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