



Waterside

Les Grand Vaux



Waterside, Les Grand Vaux, St Saviour, JE2 7NZ

Waterside presents an exceptional opportunity to create a contemporary home in an elevated and peaceful position above the Grands Vaux Reservoir.

Full planning approval (P/2022/1649) has been granted for a high-quality redesign by Origin Architecture Studio, transforming the existing structure into a modern three bedroom residence of approximately 2,938 sq ft, complete with a dedicated first floor office and a second living space arranged to maximise natural light and views.

The approved layout places the main living, kitchen and dining area on the upper floor; opening directly onto an impressive 758.86 sq ft terrace that captures uninterrupted valley and reservoir vistas. The ground floor provides three generous double bedrooms, all with bathroom access, alongside the office and a greatly improved entrance sequence with an internal link from the garage. The design enhances circulation, introduces far better daylight and creates a refined flow throughout the home.

Sustainability sits at the heart of the scheme, with proposals including external insulation, high performance glazing, photovoltaic panels and the removal of the existing oil system, resulting in a more efficient, future focused home.

Externally, the plans show enhanced landscaping, new boundary planting for privacy, a rockery garden and an improved driveway layout allowing safe turning and easier access.

Waterside offers a rare combination of outstanding views, considered design and an approved pathway to a modern, energy efficient home in one of St Saviour's most picturesque settings.



Parish: St Saviour

Qualification: Qualified

Tenure: Freehold

Price £1,050,000



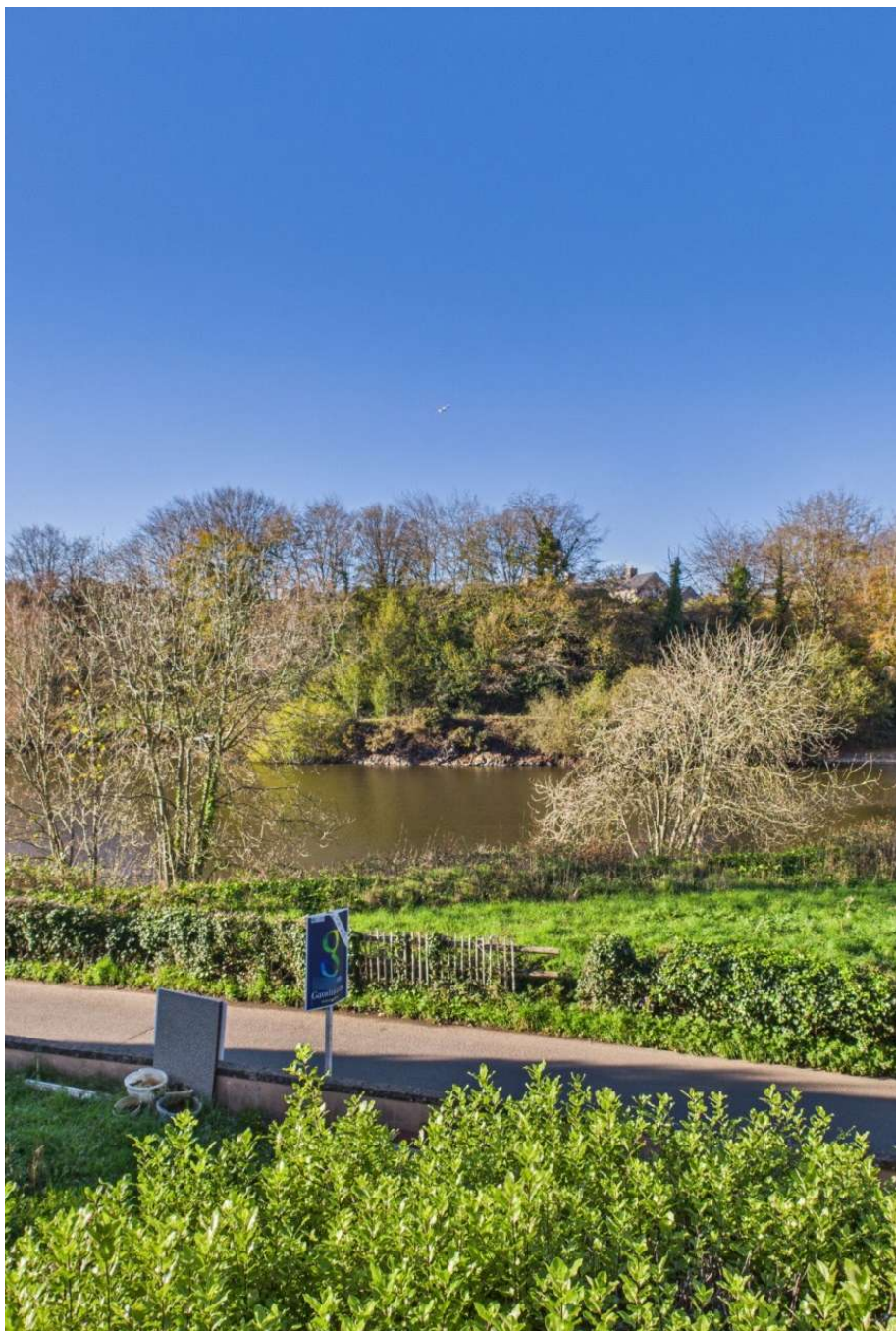
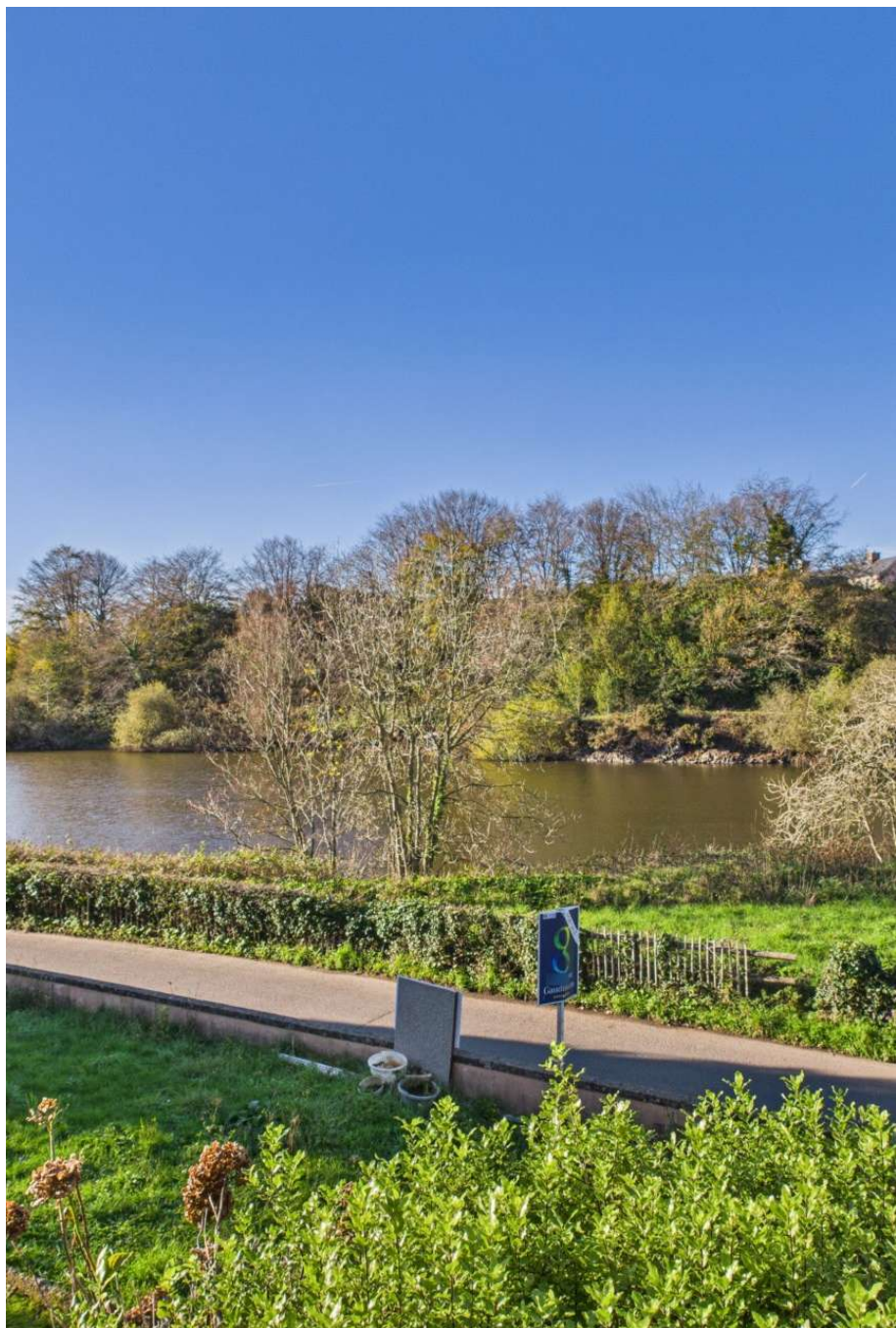
- Full planning approval (P/2022/1649) for a high-quality redevelopment
- Approved scheme delivers a contemporary 2,938 sq ft home
- Large 758.86 sq ft first-floor terrace positioned for panoramic valley and reservoir views
- Opportunity to create a three bedroom residence with a first-floor office and second living space
- Elevated setting in St Saviour providing rare development potential with outstanding long range view















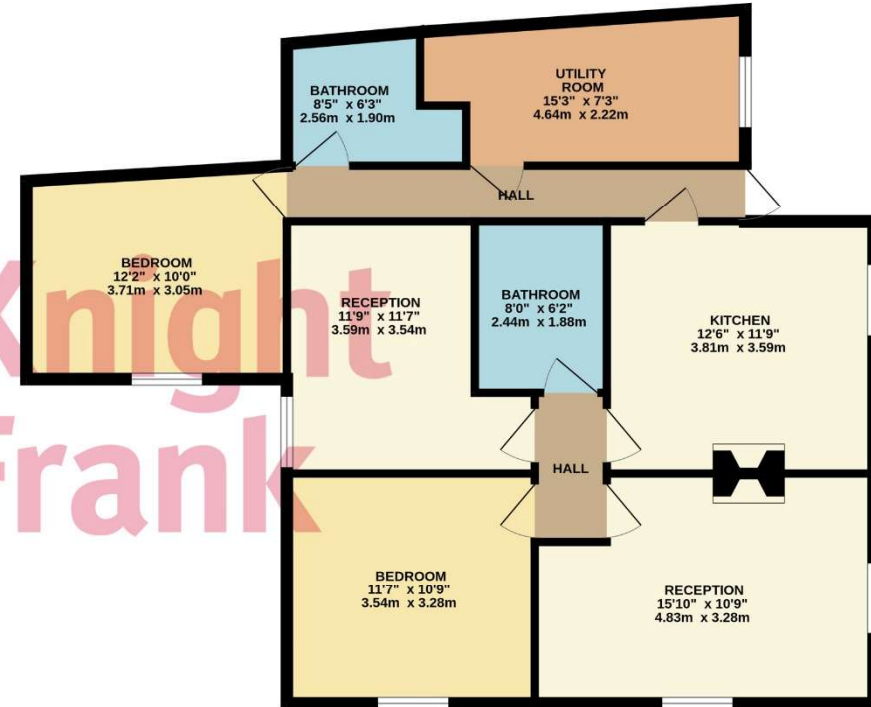




LOWER GROUND LEVEL
676 sq.ft. (62.8 sq.m.) approx.



UPPER GROUND LEVEL
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.8 sq.m.) approx.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Currently mains drains and borehole water supply

Oil fired central heating

+441534 877977

Knight Frank Jersey

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Your partners in property

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