



Vue du Pre, La Grande Route de Rozel,

St Martin, Jersey, JE3 6AX

Asking price £2,995,000



Vue du Pre, La Grande Route de Rozel,



Description

We are delighted to present Vue du Pre, a substantial and highly versatile family home situated in the sought after parish of St Martin, enjoying extensive grounds and wonderful rural views across its own grazing land.

Constructed in the 1970s with family living and entertaining in mind, the ground floor offers a great sized kitchen | diner with utility and larder, separate dining room, spacious lounge, study and cloakroom, with the principal rooms enjoying views across the gardens and land beyond.

The first floor features an impressive principal suite with His & Hers dressing rooms and en suite bathroom, two further en suite double bedrooms, an additional double bedroom and house bathroom.

Occupying the entire second floor is a spacious two bedroom | two bathroom apartment | annexe with its own separate entrance, as well as internal access from the main house. Light and airy throughout, it also offers fantastic views over the garden and grazing land beyond.

- Substantial family home in the sought after parish of St Martin
- Heated outdoor swimming pool and private tennis court
- Principal suite with His & Hers dressing rooms and en suite bathroom
- Separate two bedroom | two bathroom second floor apartment | annexe
- Driveway parking for at least 8 cars
- Extensive grounds with its own large parcel of grazing land
- Generous kitchen | diner plus multiple reception rooms
- Four bedrooms on the first floor with three en suite bedrooms in total
- Double garage with purpose built office, kitchenette and cloakroom above
- Excellent multi generational and further development potential subject to planning





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Main Floor

Exterior Area 210.73 m²

1st Floor

Exterior Area 195.52 m²

2nd Floor

Exterior Area 129.24 m²

Vue du Pre

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

Please contact our Le Hougillon Office
on 01534 840818 if you wish to arrange a viewing appointment for this property
or require further information.

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 of 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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