TROYS
SALES | RENTALS | MANAGEMENT

Le Jardin Rue De La Mare

, St Ouen, JE3 2LD

£2,450,000

5 3 3

Le Jardin Rue De La Mare

, St Ouen, JE3 2LD

Substantial gated two generation family home in a fantastic location close to St Ouen's Village and St Ouen's bay.

This fabulous family home/ two generation has been extended and renovated by the current owners to a high standard. Offering excellent entertaining space with great indoor-outdoor flow, the kitchen/family room with Bi-fold doors leads straight out to the large garden where you will find a heated swimming pool. There is a separate lounge plus additional sun room currently used as a dining room, There are four double bedrooms including a large master suite with walk in dressing room, en-suite bathroom and a west facing glass balcony overlooking the pool with beautiful country views. The very private large garden bordered with manicured mature trees and shrubs is great for entertaining and all day sunshine. The separate apartment boast a large lounge/diner separate modern kitchen with integrated appliances, double bedroom with en-suite bathroom, it has its own entrance but could be incorporated into the main house. To complete this fantastic home is a is a double garage with loft space currently used as a music room and ample driveway parking.
This property has been in the same family for over 40 years.

Hallway
9'1 x 5'11 (2.77m x 1.80m)

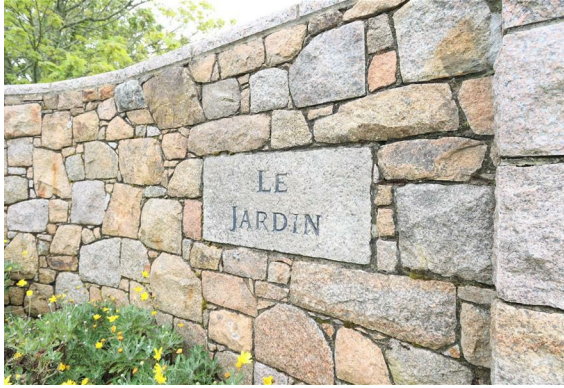
Lounge
23'6 x 13'9 (7.16m x 4.19m)

Sun room
16'7 x 13'9 (5.05m x 4.19m)

Kitchen/ family room
31'0 x 13'6 (9.45m x 4.11m)

Utility room
6'5 x 6,9 (1.96m x 1.83m,2.74m)

Cloakroom
6'4 x 6'4 (1.93m x 1.93m)



Inner hallway
22'4 x 3'8 (6.81m x 1.12m)

Bedroom 4
8'9 x 11'8 (2.67m x 3.56m)

House shower room
9'3 x 9'2 (2.82m x 2.79m)

Bedroom 3
11'0 x 11'3 (3.35m x 3.43m)

Carpeted stairs to first floor

Bedroom 2
14'4 x 11'7 (4.37m x 3.53m)

Master suite
23'3 x 14'4 (7.09m x 4.37m)

Walk in wardrobe
8'8 x 7'6 (2.64m x 2.29m)

En-suite
14'10 x 9'4 (4.52m x 2.84m)

Loft room

Separate apartment/ two generation

Hallway
13'10 x 9'0 (4.22m x 2.74m)

Lounge
16'6 x 13'3 (5.03m x 4.04m)

Separate kitchen
15'0 x 9'8 (4.57m x 2.95m)

Bedroom
16'8 x 15'1 (5.08m x 4.60m)

En-suite
6'6 x 9'11 (1.98m x 3.02m)

Garage

Exterior

Parking

Services

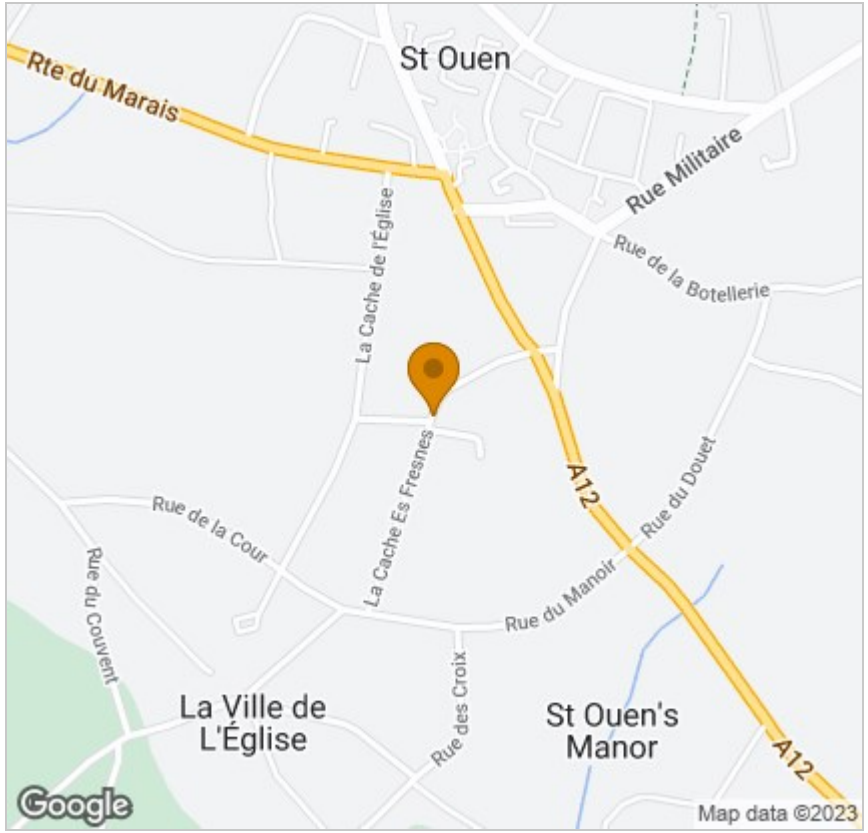
Floor Plan

GROSS INTERNAL AREA
FLOOR 1: 2615 sq. ft, FLOOR 2: 657 sq. ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 196 sq. ft
TOTAL: 3272 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

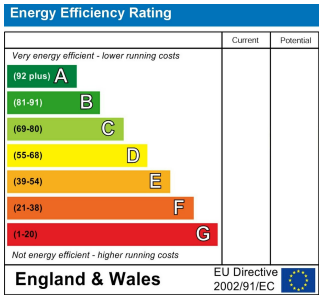
FLOOR 1

Matterport

Area Map



Energy Efficiency Graph



Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Sand Street, St Helier, Jersey, JE2 3QF
Tel: 01534 607070 Email: duty@troysjsy.com