



**Fairwood Lodge, La Rue Voisin, St. Brelade**  
**£2,100,000**

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# Fairwood Lodge, La Rue Voisin

St. Brelade, Jersey

Fairwood is located within the gated close at Portelet, at the end of La Rue Voisin on the bend as it curls down to the left towards the sea.

- Detached 2450+sq ft home in impeccable condition
- Beautiful vaulted ceiling details throughout
- Three double bedrooms and three bathrooms
- Double garage, potential to convert with planning permissions
- Three great reception rooms
- Private garden space with all day sunshine
- Private gated close, minutes walk to beach
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- Sole agent



## Fairwood Lodge, La Rue Voisin

St. Brelade, Jersey

Immaculate from top to toe, this gallery-like home is perfection! From the double height entrance foyer, through all three receptions spaces and a modern kitchen with full range of integrated appliances such as wine fridge and full size separate fridge and freezer. Light, bright and designed for modern living at it's best. There is also a WC with integrated utility. The top floor features 3 double bedrooms and 3 bathrooms, all with stunning vaulted ceiling details. The garden wraps around the house, with alfresco patio areas and sun-drenched decks all completely private and quiet. Situated minutes walk to Portelet, Quasine and Belcroute Bays, local restaurants and both Portelet and Noirmont Common, on a gated close with it own private drive, a double garage and driveway parking for 5, the garage has the potential to be converted to a secondary unit, subject to planning permissions. With clean, crisp lines and finished to an impressive spec this home is one to view.





### **Living**

Large open plan kitchen, fully fitted with all modern integrated appliances ( dishwasher, ovens, wine fridge, full size fridge, full size freezer) with dining space and another cozy sitting area which open onto the garden. Down the hall is a second reception room; another lounge or cinema room with doors onto the garden and alfresco dining space. There is a study/ office and a built in utility / WC.

### **Sleeping**

All bedrooms are upstairs and all three have gallery like ceiling lines which push into vaulted ceiling spaces and create beautiful rooms. The premiere bedroom is huge, over 7 meters long and 5m wide, with a vaulted ceiling and lots of glass with views of the trees, it features an ensuite bathroom with both a stand alone bath and walk in shower. Bedroom 2, a large double, also has an ensuite, vaulted ceilings and doors which open up over the garden. Bedroom 3 is again a generous double bedroom with shower room directly across the hall.

### **Outside**

The landscaped garden features decked areas, alfresco patio dining areas and lawned areas of garden, all surrounded by mature green trees.

### **Parking**

Double Garage and driveway parking for 5.

### **Services**

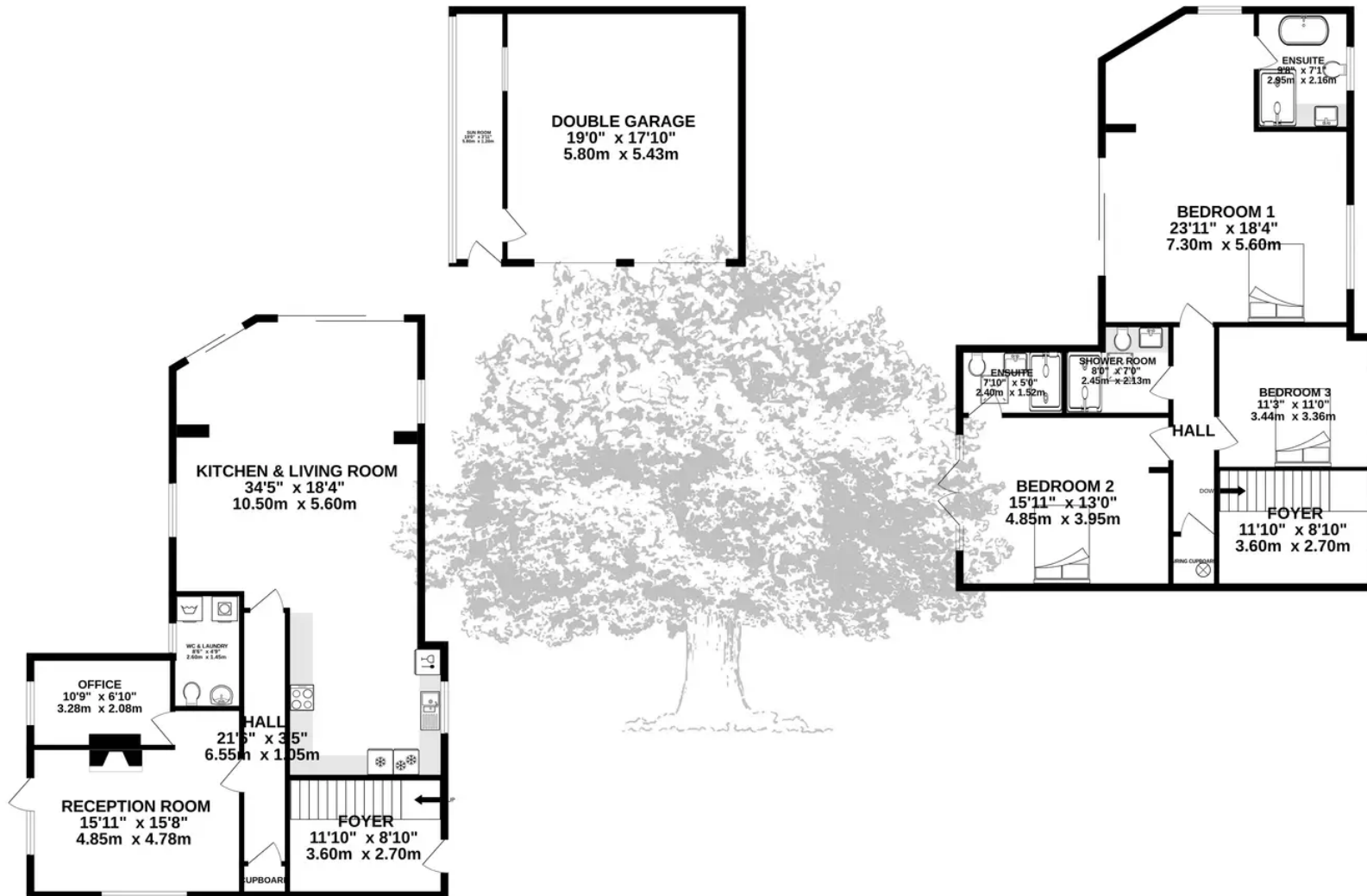
Completely renovated inside and outside, including new double height extension, completed August 2021. The windows in the kitchen, dining area, utility, the office and 2nd reception patio door are original double glazing, the window in the 2nd reception room is new double glazing. The rest of the windows/sliding doors in the house are new triple glazed. Heating downstairs is wet underfloor throughout, upstairs bedrooms have OFCH radiators with underfloor heating in all three bathrooms/ensuites. Mains water in, with septic tank and soakaway. No mains gas. There is a small communal fee of £89.00 per quarter to contribute to the communal costs of the gates and private close.





GROUND FLOOR  
1429 sq.ft. (132.8 sq.m.) approx.

1ST FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2456 sq.ft. (228.1 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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