



**Spinney Hill House Le Chemin Des Moulins, St. Lawrence**  
**£10,000 pcm**

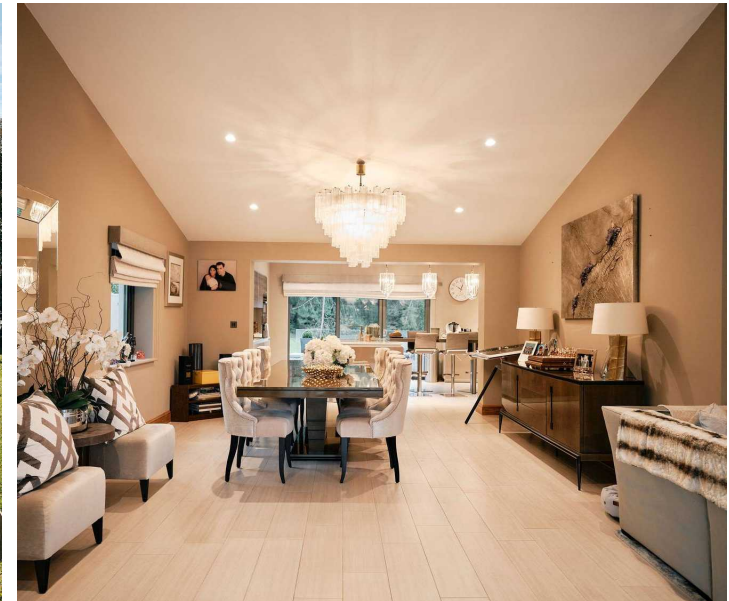
**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



# Spinney Hill House Le Chemin Des Moulins

St. Lawrence, Jersey

- Exceptional new build in the heart of the island
- 4 Double Bedrooms, 4 Bathrooms (3 En-Suite)
- Fantastic primary suite with walk in wardrobe
- Huge open plan living space
- 2 Sun terraces ideal for entertaining
- South facing garden backing onto equine fields
- Double garage and parking for at least 6 cars
- Call Nigel 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)
- Qualified/Entitled housing status required





# Spinney Hill House Le Chemin Des Moulins

St. Lawrence, Jersey

ELEVATED LOCATION ACCESSED VIA A PRIVATE DRIVEWAY OVERLOOKING EXTENSIVE WOODLAND, A FINE EXAMPLE OF A LUXURY PROPERTY!

Four double bedroom, Four bathroom detached house built to the highest standards.

Offering more than meets the eye with a large double garage, ample parking for at least 6 cars, 4 double bedrooms (3 en-suite) including a fantastic master suite with walk-in wardrobe, superb open plan living space with terraces off both the lounge and the kitchen, swimming pool and south facing garden. Every minute detail has been accounted for in the construction. From top of the range appliances throughout to the tiles used in the hallways.

Surrounded by equine fields the location epitomises peace and quiet. Terraces, pool and garden are all designed with entertaining in mind & ample space to relax & unwind. A unique property, must be seen to be appreciated.







### **Living**

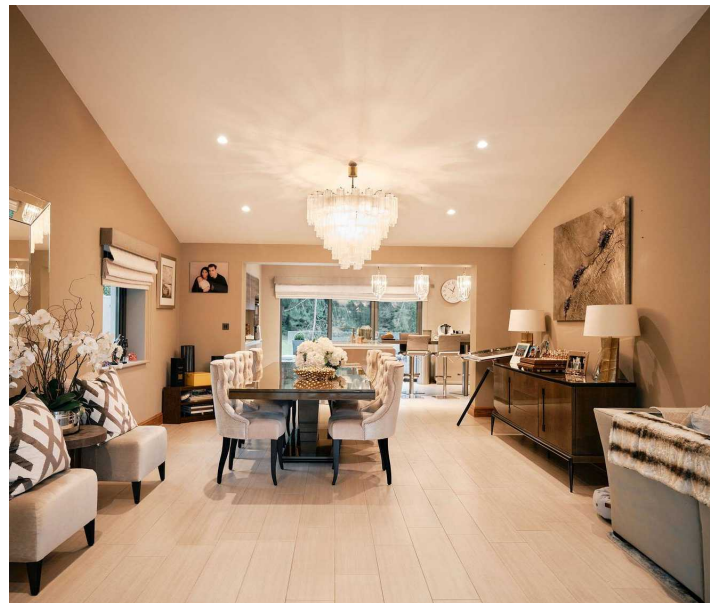
Beautiful entrance hall with feature chandelier. Great living space with tiled floors and bi fold doors to the sun terraces. Very modern kitchen with breakfast bar and all Miele appliances. A superb entertaining space with dining area. Integrated speakers throughout. Separate utility room.

### **Sleeping**

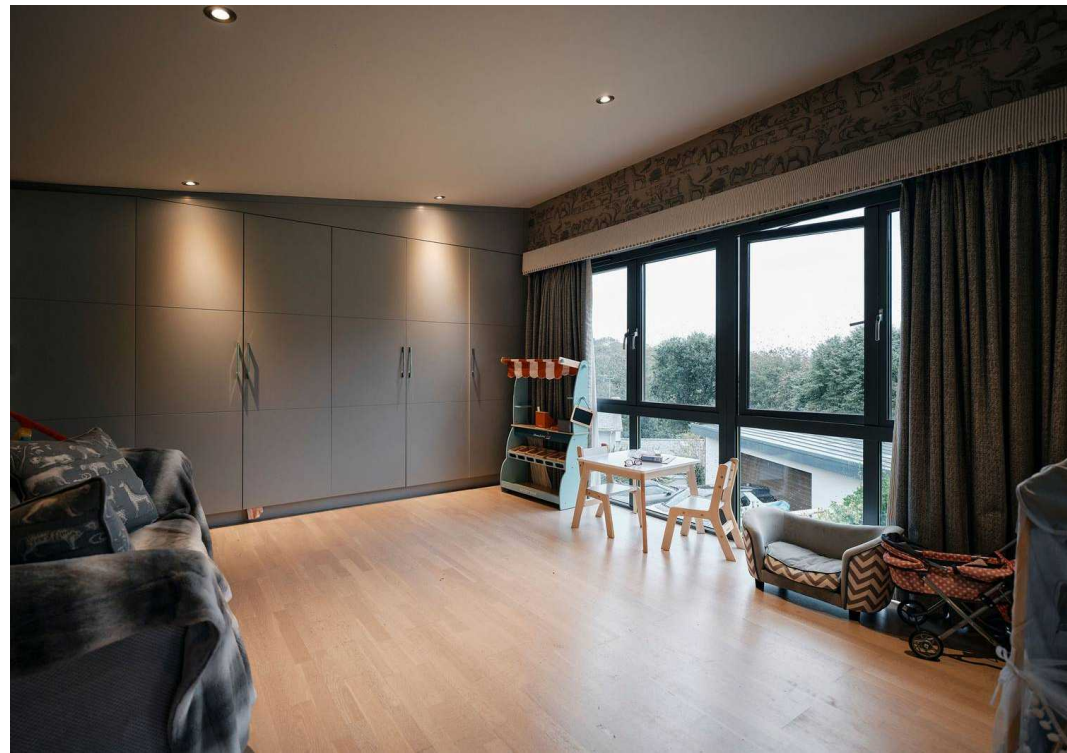
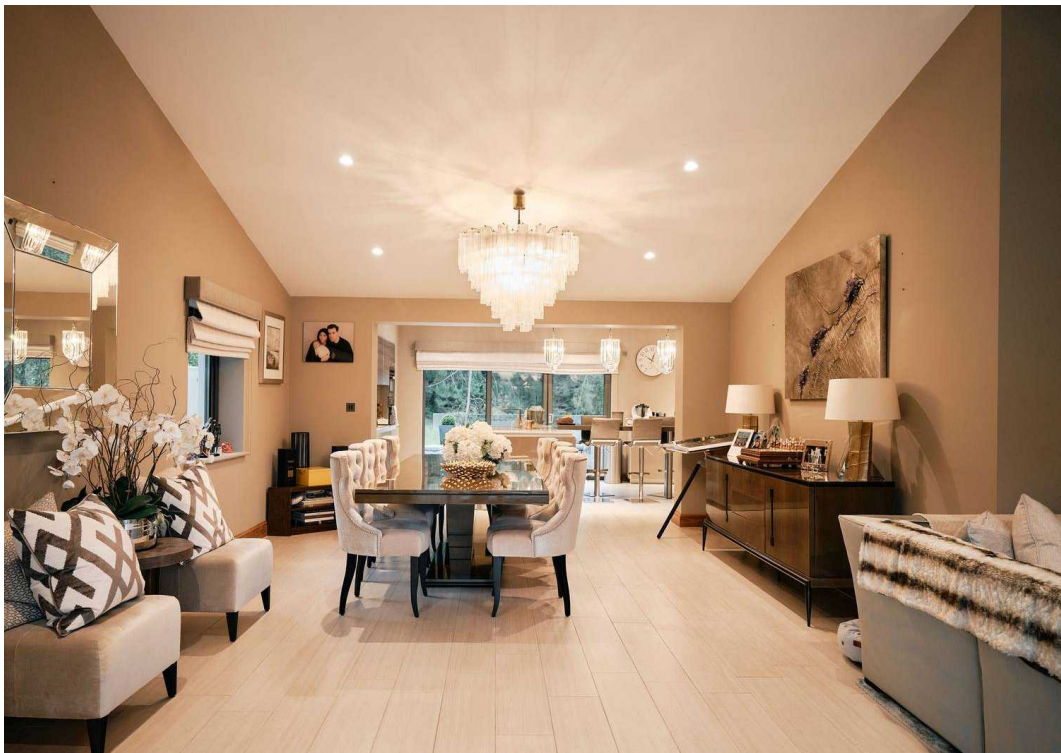
Four good size doubles, 3 of which are en suite. Fabulous primary suite with walk in wardrobe.

### **Services**

Mains water. Septic tank and soakaway. Wet under floor heating throughout driven by solar panels and air source heat pump. Hot water driven by the same. Sky wired to every room.

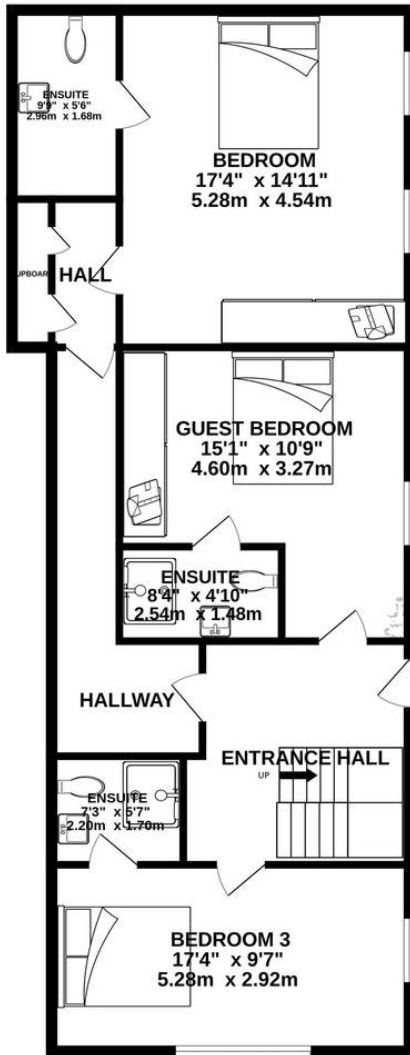




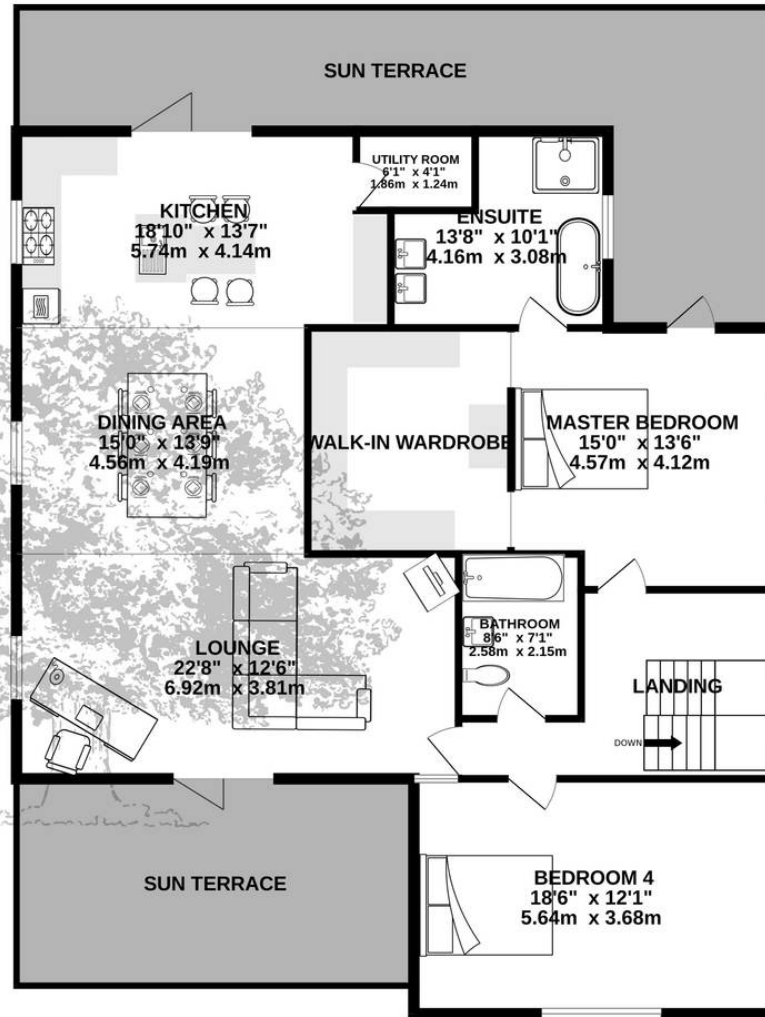




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2700sq.ft. (250.8 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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## Broadlands

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