



**La Petite Boisierie, La Rue Du Presbytere, St. Clement**  
**£2,100,000**

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# La Petite Boisierie, La Rue Du Presbytere

St. Clement, Jersey

Heading east past Le Rocquier School turn left into Rue de Presbytere and then again through Clos de Maitland and the driveway to La Petite Boisierie is at the very far end.

- Beautifully renovated detached family home in St Clement
- Four bedrooms four bathrooms (two ensuite)
- Superb family kitchen with central island and separate utility
- 4.5 Vergees of adjoining approved equine land
- Elevated position surrounded by agricultural land with fabulous views
- Sunny south facing garden, patios and terrace
- Integral double garage and ample parking
- No onward chain move straight in
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



# La Petite Boisierie, La Rue Du Presbytere

St. Clement, Jersey

Four bedroom detached family home approached by a long sweeping gated driveway and 4.5 verges of adjoining equine land in St Clement.

Nestling on a large elevated plot close to the south east coast and surrounded by fields this gorgeous property has been carefully refurbished throughout. Offering modern relaxed family living. The interior comprises of three double bedrooms, one large single / study and four new bathrooms (two ensuite) with one to the ground floor. The living space is very sociable and the newly fitted kitchen boasts quality appliances complete with a central island and separate utility room, perfect for any culinary enthusiast! The open plan living room is spacious and bright with double doors leading to a huge south facing terrace. Another set of double doors opens onto the garden with its beautifully manicured lawn plus several large wrap around patios, the perfect place to catch the all day sun whilst overlooking the properties 4.5 verges of equine land. Subject to planning the area immediately to the west of the property is suitable for stables and there is already a large concrete base. Anyone seeking some workshop space or similar will love the two separate out houses providing useful storage. There is ample parking in addition to the integral double garage. Well positioned for schools, shops & amenities as well as being on a good regular bus route & short drive to town. This walk-in chain free property offers a lifestyle of tranquillity and convenience. Don't miss the chance to make this beautiful house your dream home. Contact Broadlands the vendors sole agents to arrange your private viewing today.





### **Living**

Bright and airy accommodation including; entrance hall, new ground floor shower room, fabulous fully fitted new kitchen / lounge / diner with quality appliances including electric range. Separate utility room.

### **Sleeping**

Four bedrooms (three doubles and one single / study) and four new bathrooms (two ensuite).

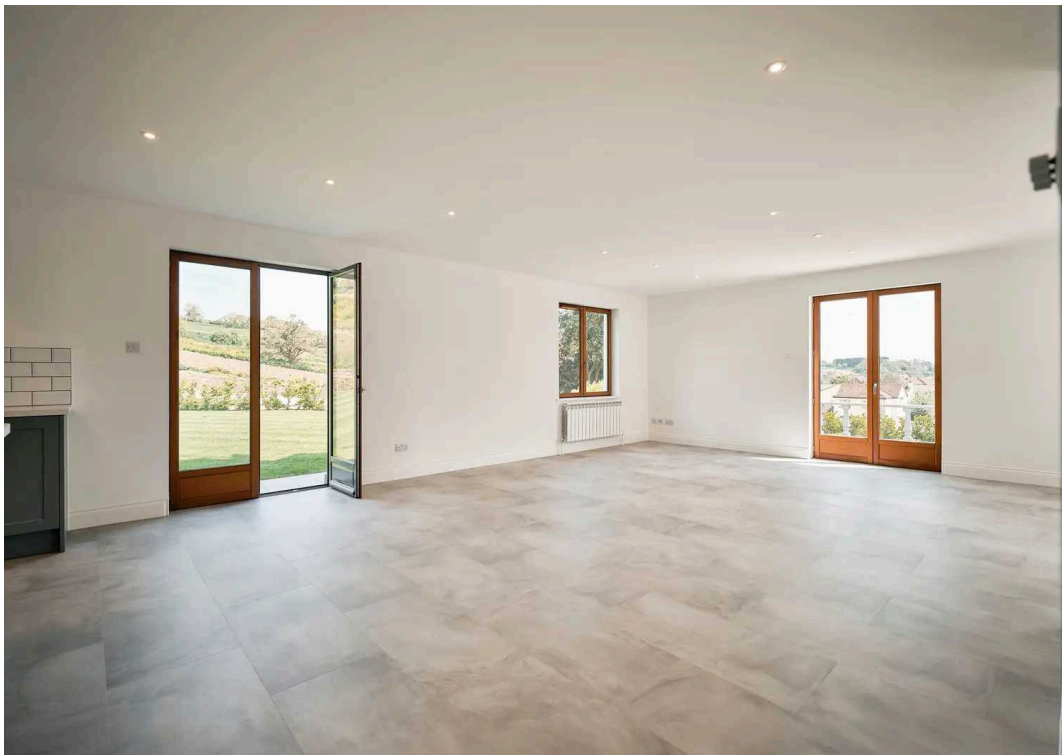
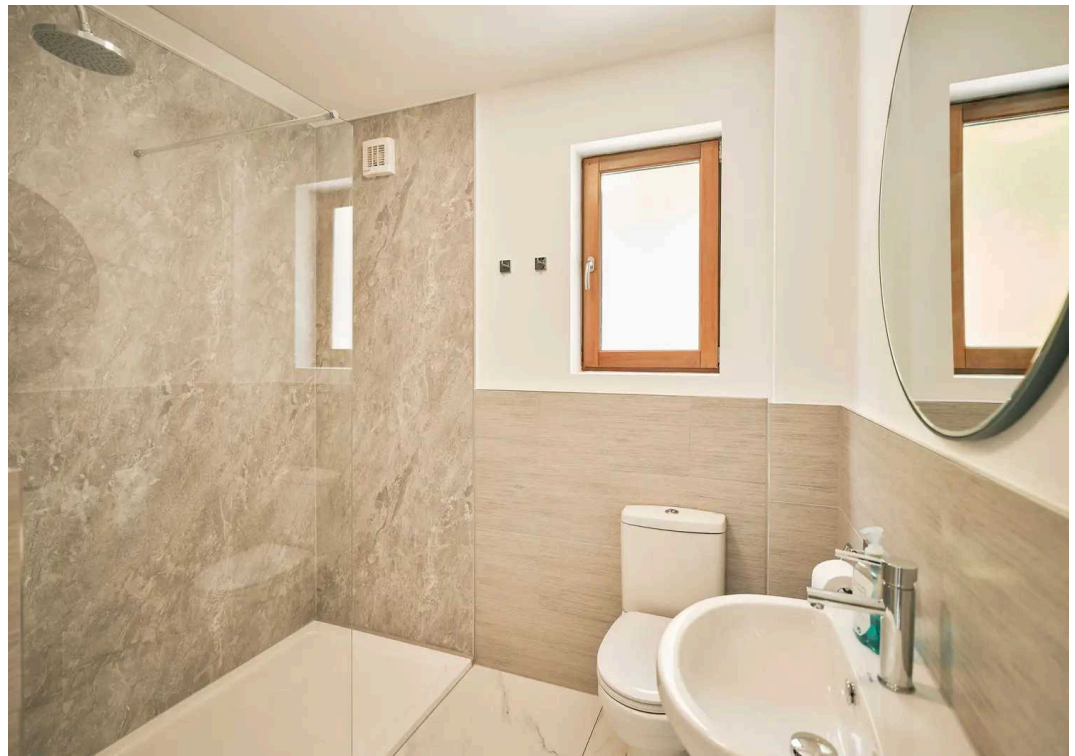
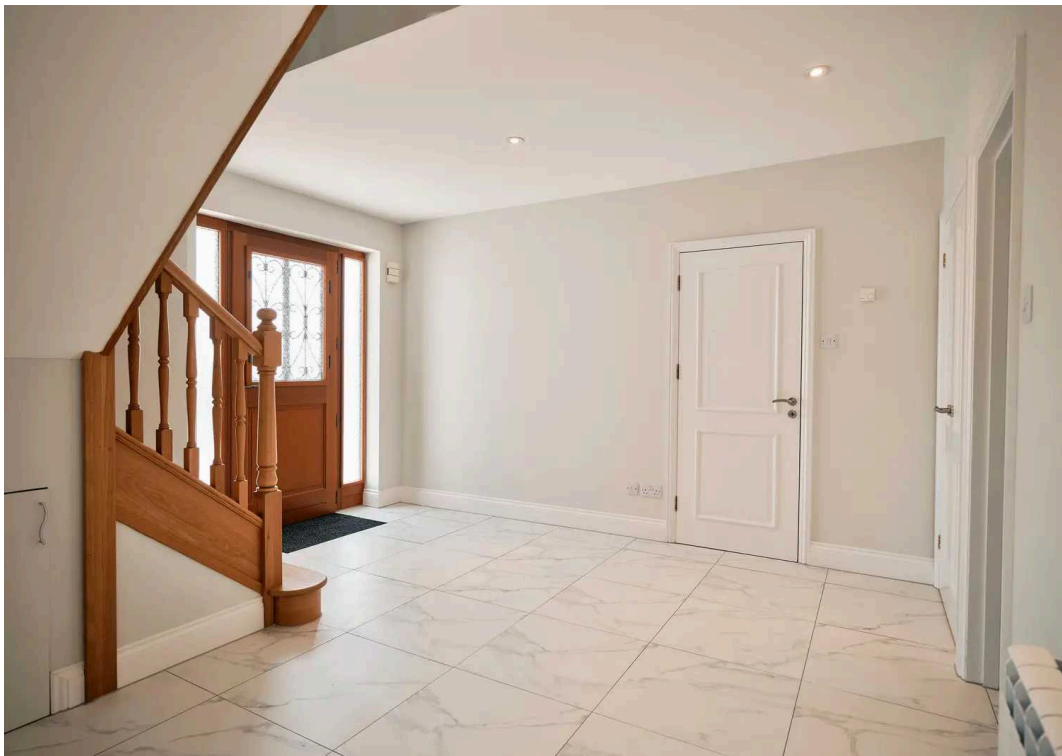
### **Outside**

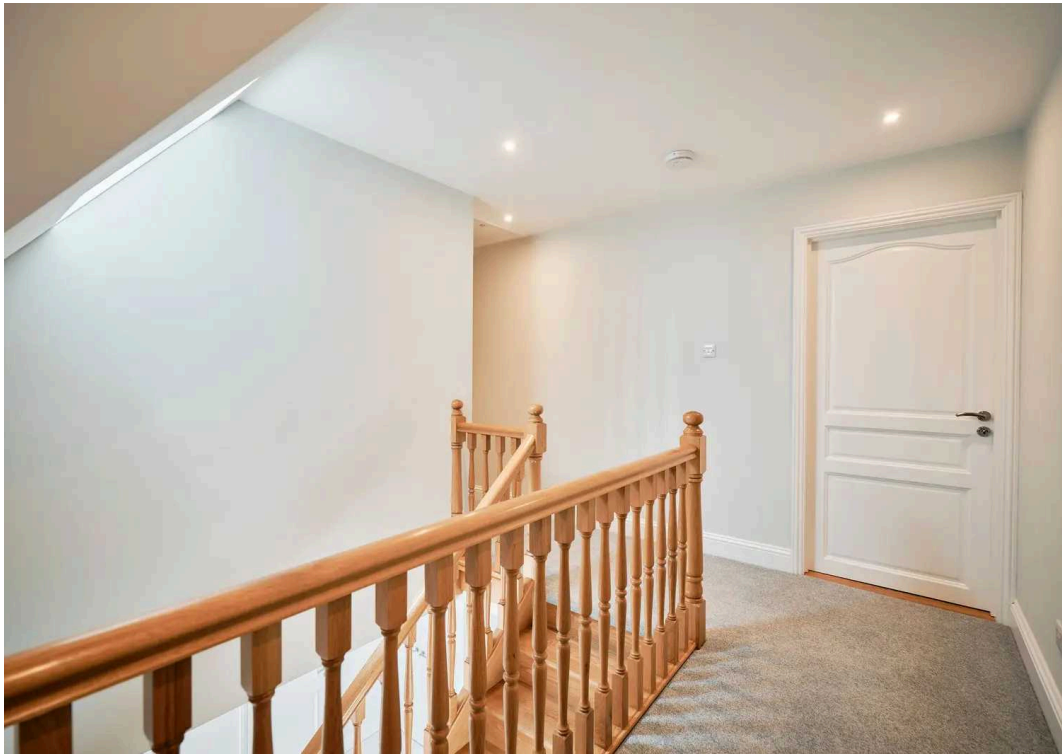
Large elevated sunny south facing plot including a beautiful recently landscaped garden with a variety of shrubs and trees. Adjoining 4.5 vergee field approved for equine use with plenty of space to the west of the site for stables (subject to usual planning permission). Various large terraced areas wrap around the property and provide plenty of space for entertaining. Impressive sweeping tree lined driveway with gates, large raised wild flower border, integral double garage and ample parking. Two large renovated outbuildings are suitable for workshop / storage space etc.

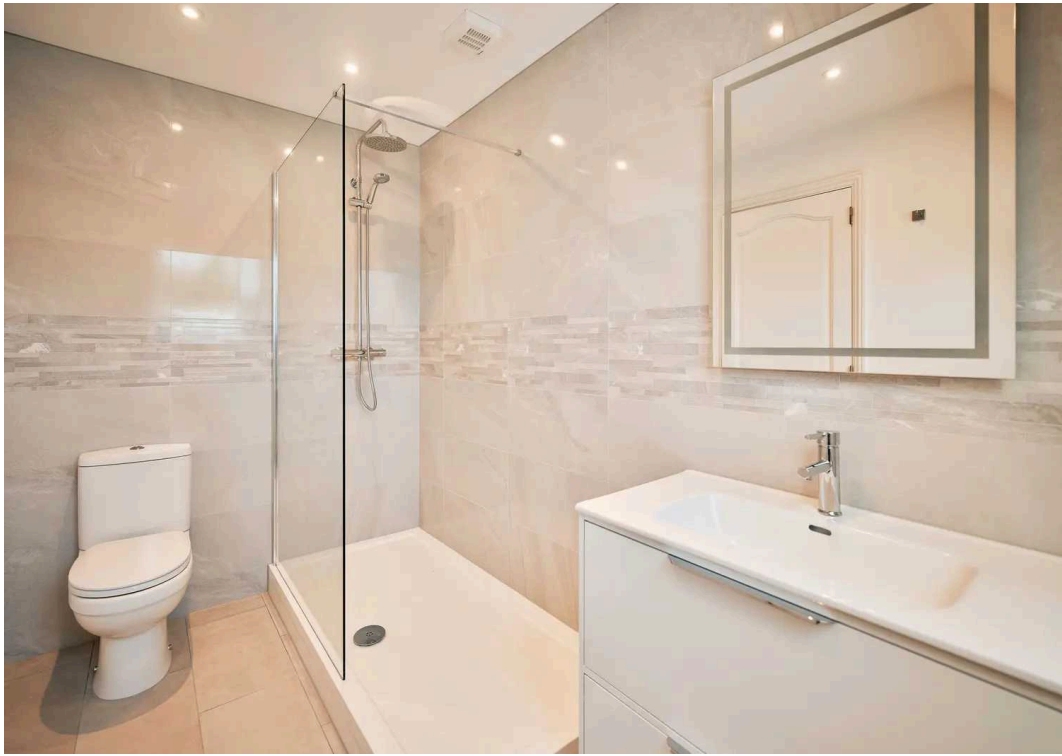
### **Services**

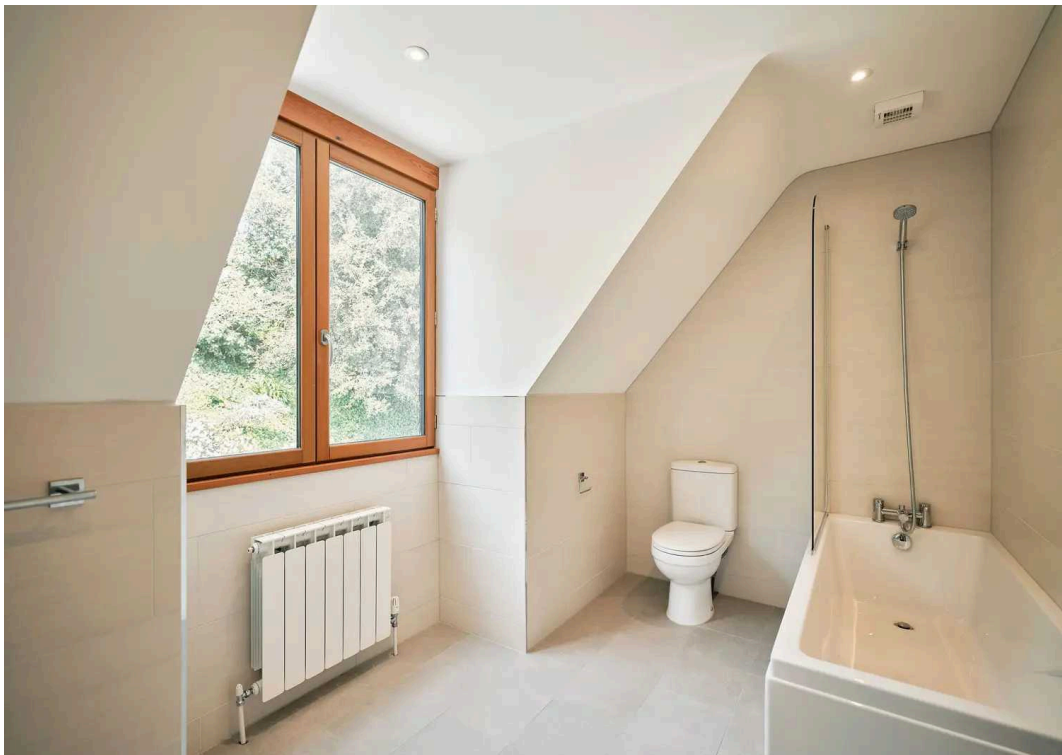
All mains (excluding gas). Borehole for garden. Full double glazing. Oil fired central heating. Three phase electric.











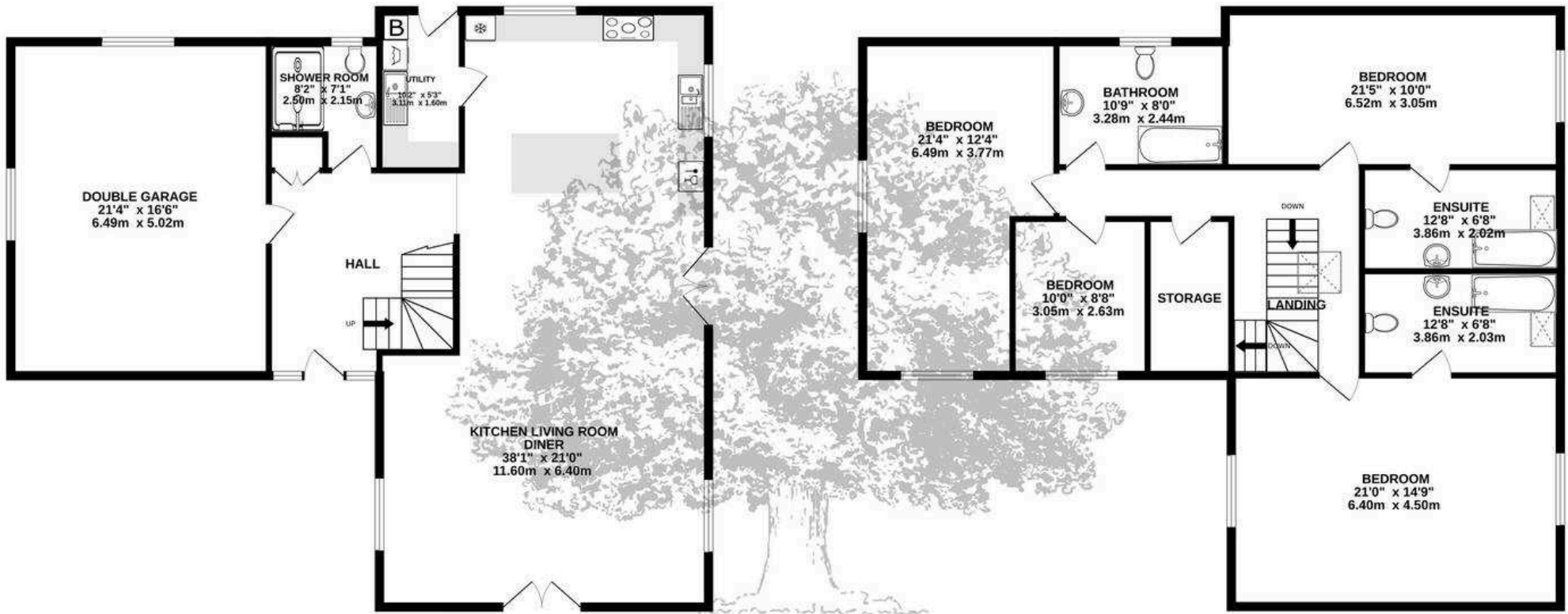






**GROUND FLOOR**  
1292 sq.ft. (120.0 sq.m.) approx.

**1ST FLOOR**  
1184 sq.ft. (110.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2476sq.ft. (230.0 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

Broadlands Estates, Library Place - JE2 3NL

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