

FINDING YOU A HOME SINCE 1972

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The Knoll La Route Orange, St. Brelade
£4,500,000

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The Knoll La Route Orange

St. Brelade, Jersey

- Totally private family residence
- Exclusive St Brelade location
- Moments from shops and facilities
- 5 double bedroom suites
- Huge live in kitchen
- Beautiful gardens with pool and woodland
- Detached double garage & parking for 8 cars
- Please contact Nigel on 07797718233 or nigel@broadlandsjersey.com



The Knoll La Route Orange

St. Brelade, Jersey

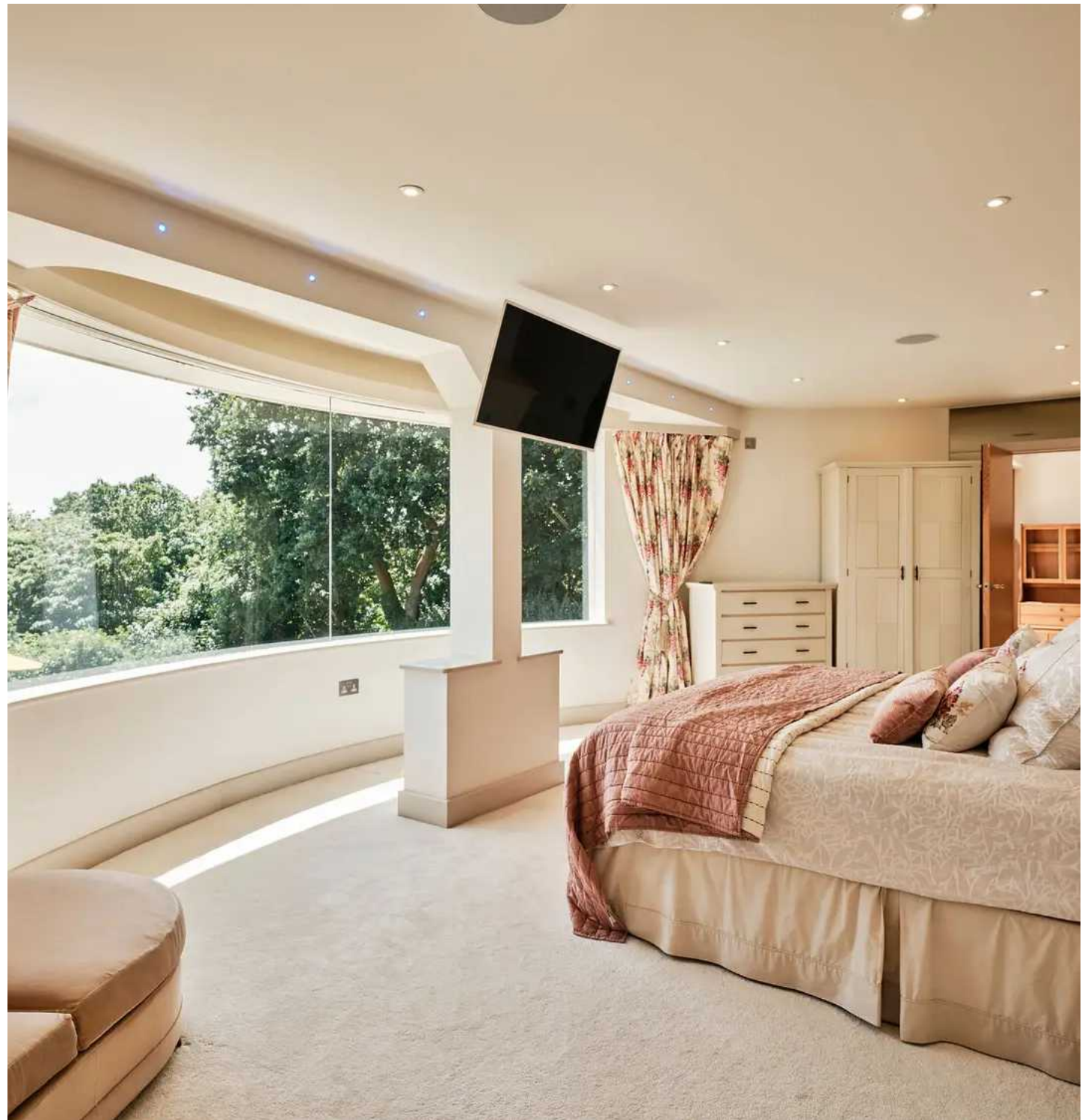
A most unusual and very striking residence that was originally constructed in the 1960's. Toatally bespoke, the house features a huge curved window to both floors that overlooks the totally private and beautifully presented gardens.

The current owners have adopted a "no expense spared" attitude and have maintained regardless to cost. There are some very interesting features such as, bamboo flooring, mood lighting, walk in pantry and sunken living area.

Privacy is a major factor here. Despite being literally a couple of hundred yards from Waitrose, you would never know it existed down the private driveway. The land runs down to the Bay hill so you can wander down on the pavement and path all the way to the plethora of bars and restaurants.

All facilities are close by, the airport around 6 minutes drive and a great bus route nearby. The garaging is good for the car enthusiast but one could probably be converted to staff accommodation in addition to the ground floor guest suite in the house.

Book your appointment to view by calling Nigel Hurst on 07797 718233 or email nigel@broadlandsjersey.com





Living

Extra wide entrance hall with double doors South to garden and patio. Fabulous fully fitted kitchen with breakfast bar and seating for at least 6 around centre island. Extensive range of appliances mostly Miele to include 2 ovens, 2 warmers, steam oven, coffee machine, Tepynaki, wok heater, 2 induction hobs, wine fridge, etc. Large hidden walk in pantry. Dining area with steps down to chill out area with feature curved window. Separate smaller lounge. Utility with door to parking, W.C. with mood lighting. Specially chosen Bamboo flooring.

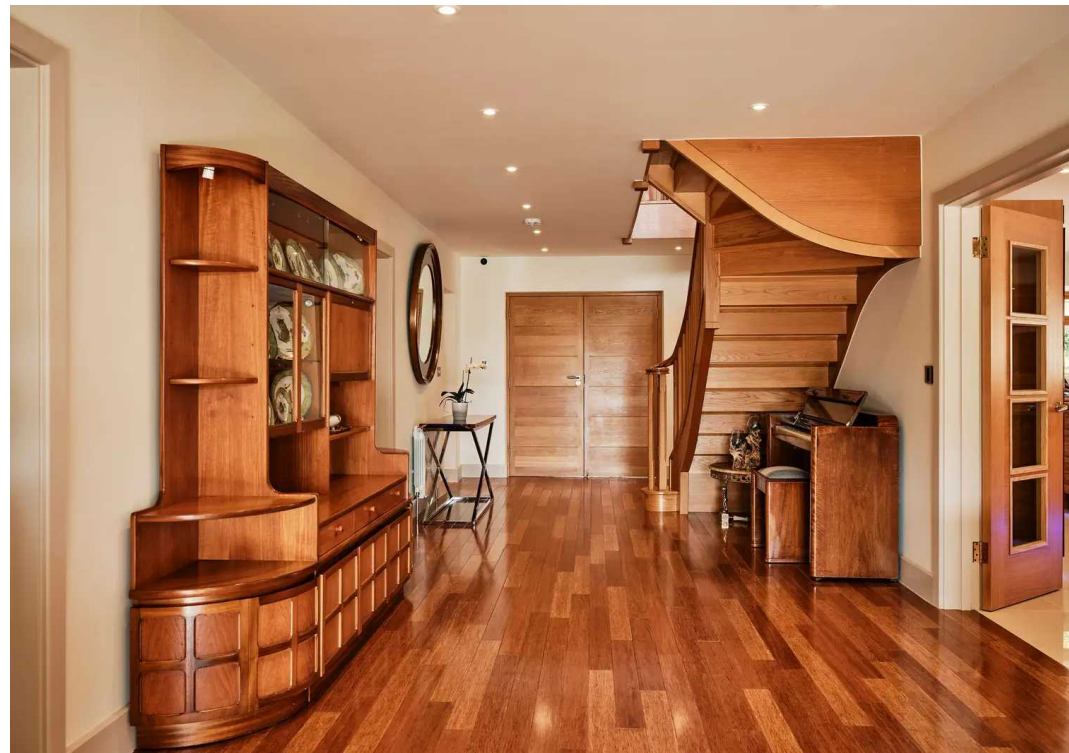
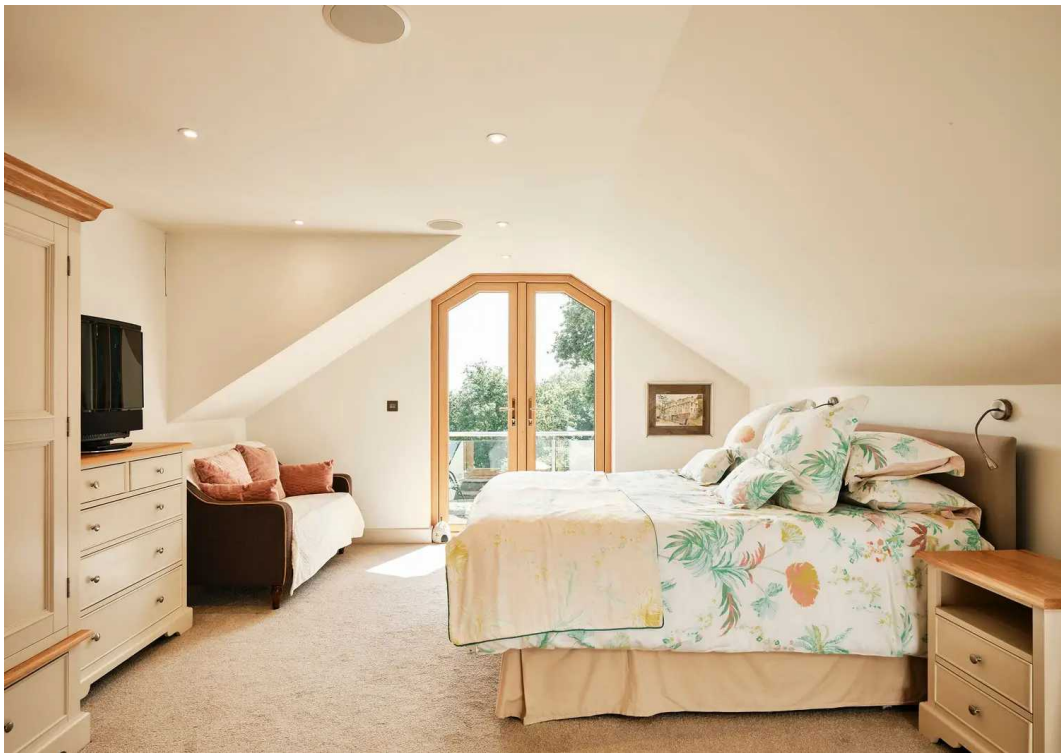
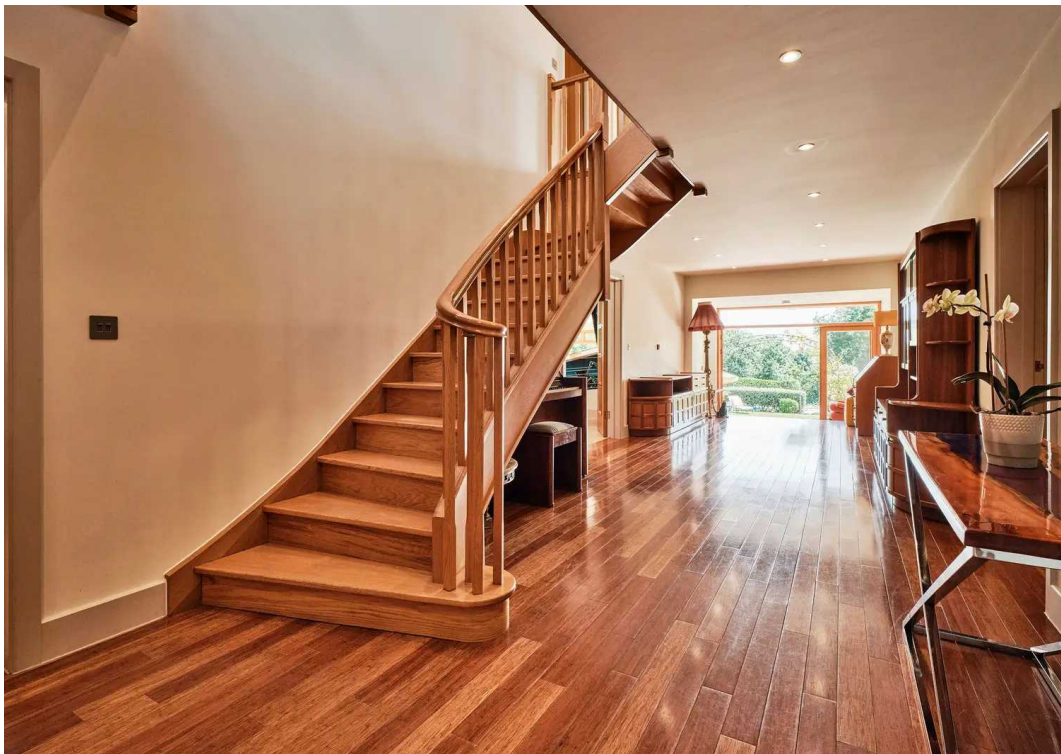
Sleeping

4 huge bedroom suites to 1st floor with the main bedroom having a dressing room and beautiful en suite. The main bedroom has the feature curved window and also has access to the terrace overlooking the garden. On the ground floor is a further guest suite.

Services

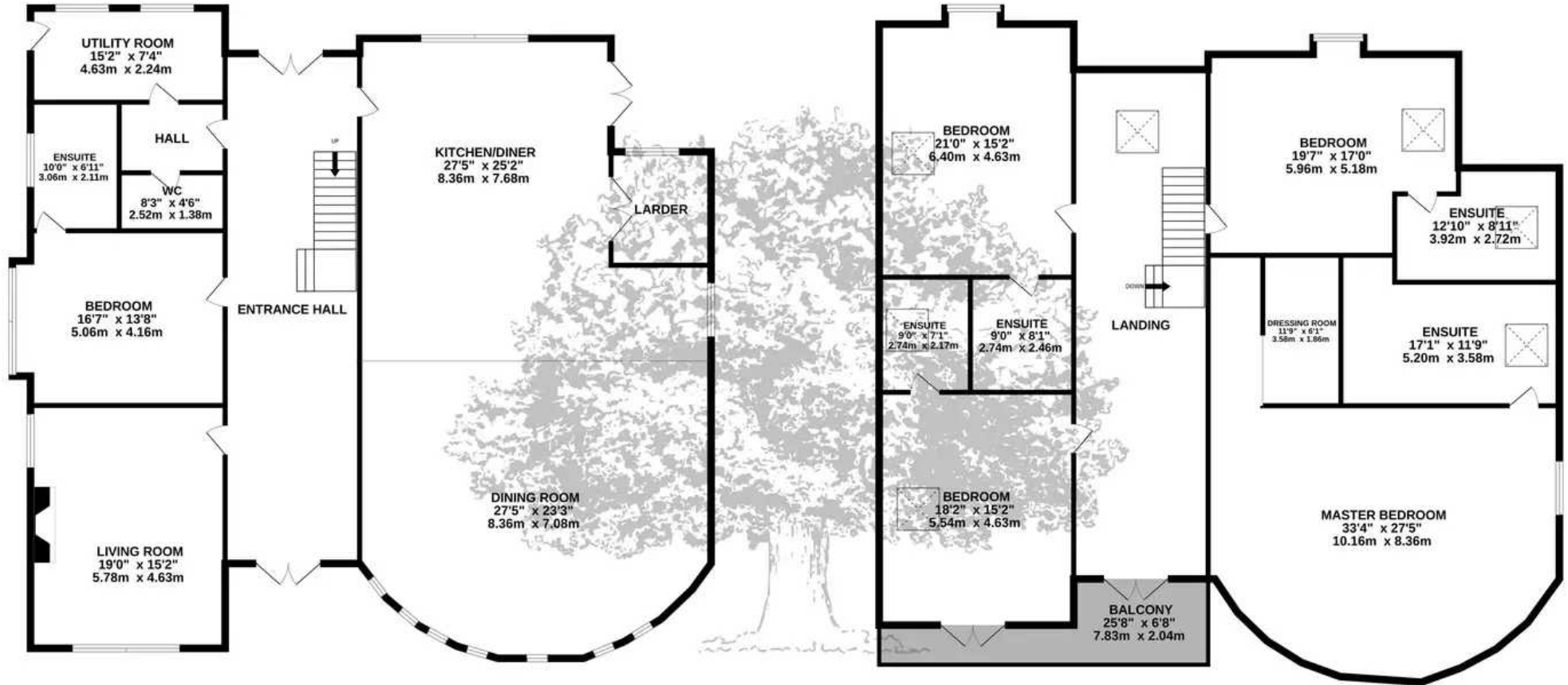
All mains (no gas) Oil fired central heating. Recent upgraded Lutron lighting system with variable mood lighting. Fully double glazed with the South windows having been recently replaced. Areas of flat roof have also been recently replaced. Electric boiler for heating pool.





GROUND FLOOR
2383 sq.ft. (221.4 sq.m.) approx.

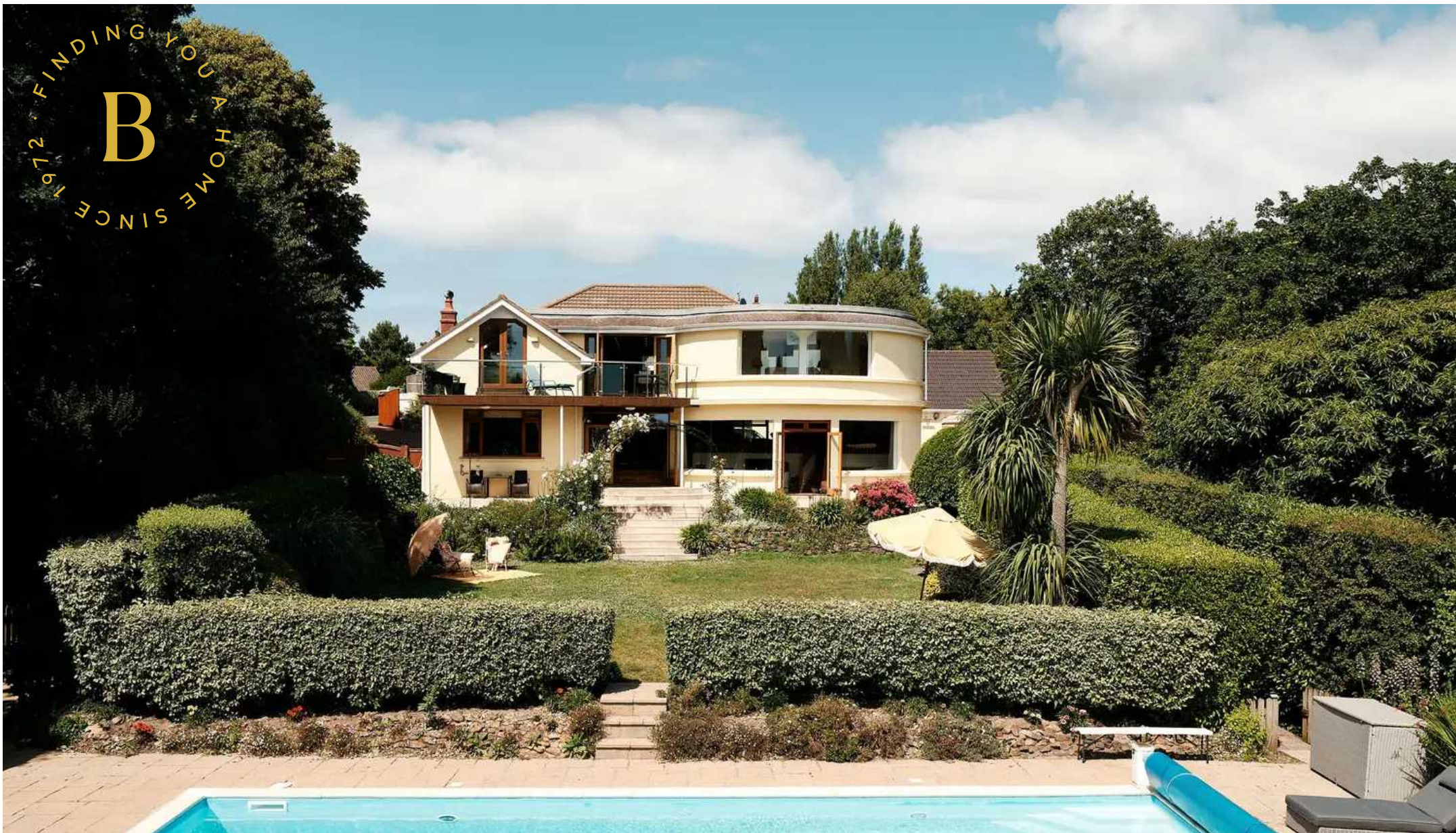
1ST FLOOR
2347 sq.ft. (218.0 sq.m.) approx.



TOTAL FLOOR AREA : 4730 sq.ft. (439.4 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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