



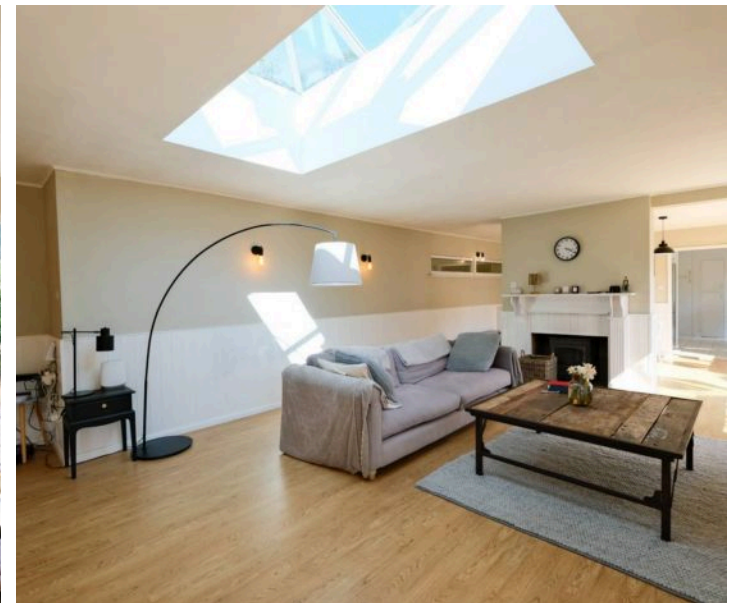
1 Constantia Rise, Le Mont Sohier, St. Saviour
£1,075,000

BROADLANDS
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1 Constantia Rise, Le Mont Sohier

St. Saviour, Jersey

- Superbly presented detached home
- Amazing outdoor/indoor living
- Four double bedrooms, two bathrooms
- Exceptionally light and bright rooms
- South facing gardens and terraces
- Private and tranquil location
- Countryside and lake views
- Garage and parking
- Close to main schools
- Sole agent
- Contact Nigel on 07797718233 / nigel@broadlandsjersey.com



1 Constantia Rise, Le Mont Sohier

St. Saviour, Jersey

Located in a very quiet and very private cul de sac overlooking the surrounding countryside is this beautifully presented family home. The current owner has, over the last couple of years, vastly improved the accommodation with new kitchen, bathrooms and large decked areas.

The accommodation, over two floors is extremely flexible in it's layout. A large reception room at first floor separates the 2 pairs of double bedrooms. There is a separate access so it could easily be closed off to the main house for a teenager or guest.

Downstairs is a great size lounge diner which has two sets of double doors opening on to a vast deck. From here are unspoiled views across the surrounding countryside and nearby lake with plenty of wildlife to look at.

Despite it's apparent remote location, the property is just a short walk from all the main schools and colleges. There is a single garage plus further parking. Gardens are terraced with numerous areas for entertaining and a flat lawned garden above.

A great house and a great location. Book your appointment to view.





Living

Very large open plan living area with newly fitted kitchen. Plenty of natural light and doors opening on to newly replaced South facing deck. Separate cloakroom. Further large play area or lounge at first floor level. Outside utility cupboard.

Sleeping

4 Good size bedrooms at first floor level with 2 recently replaced bathrooms.

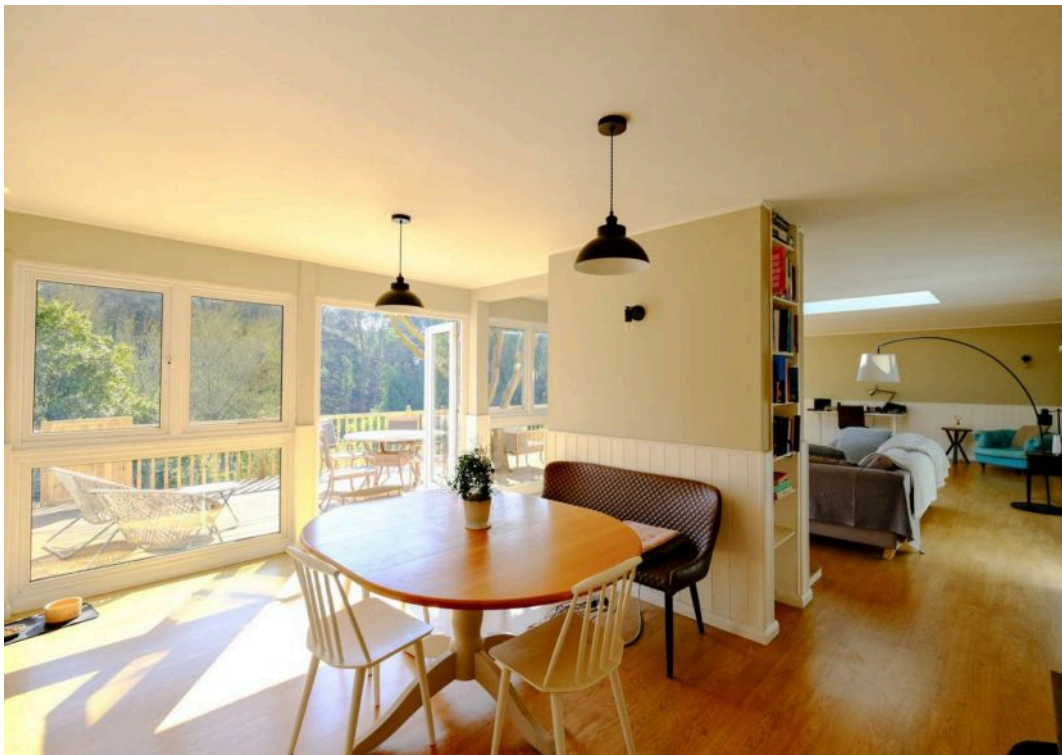
Outside

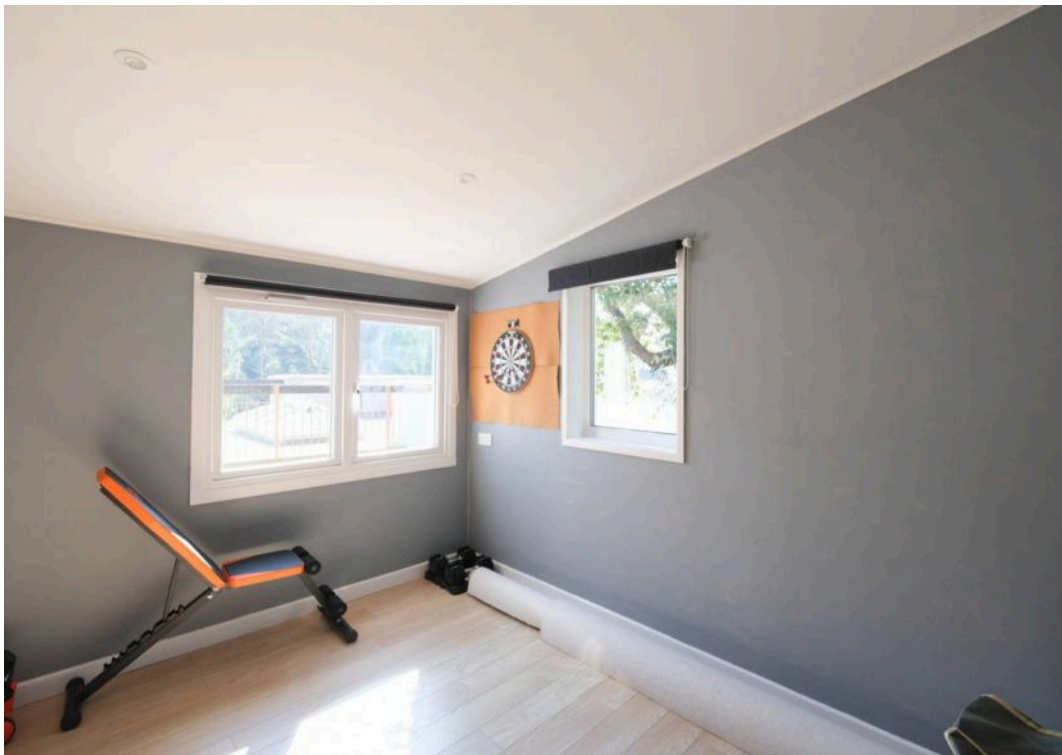
Various terraces and a huge balcony/deck to the South. Long lawned garden at the top. Single garage plus driveway parking for 2 cars.

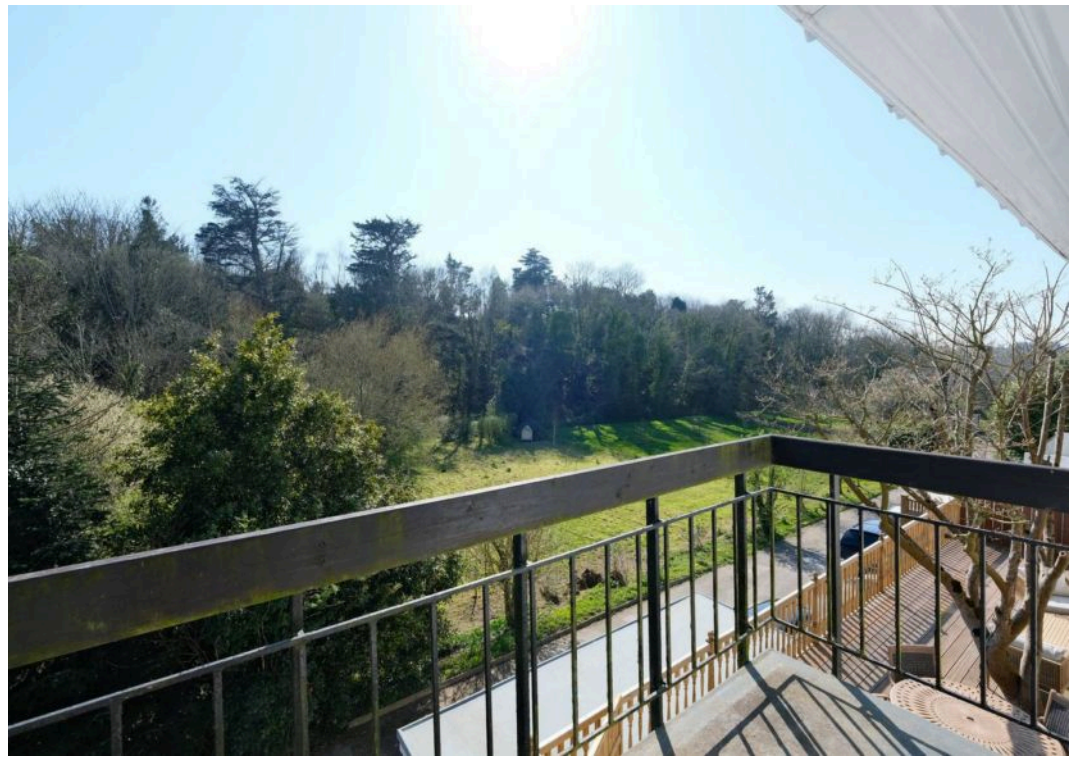
Services

All mains (no gas) Oil fired central heating and full double glazing.

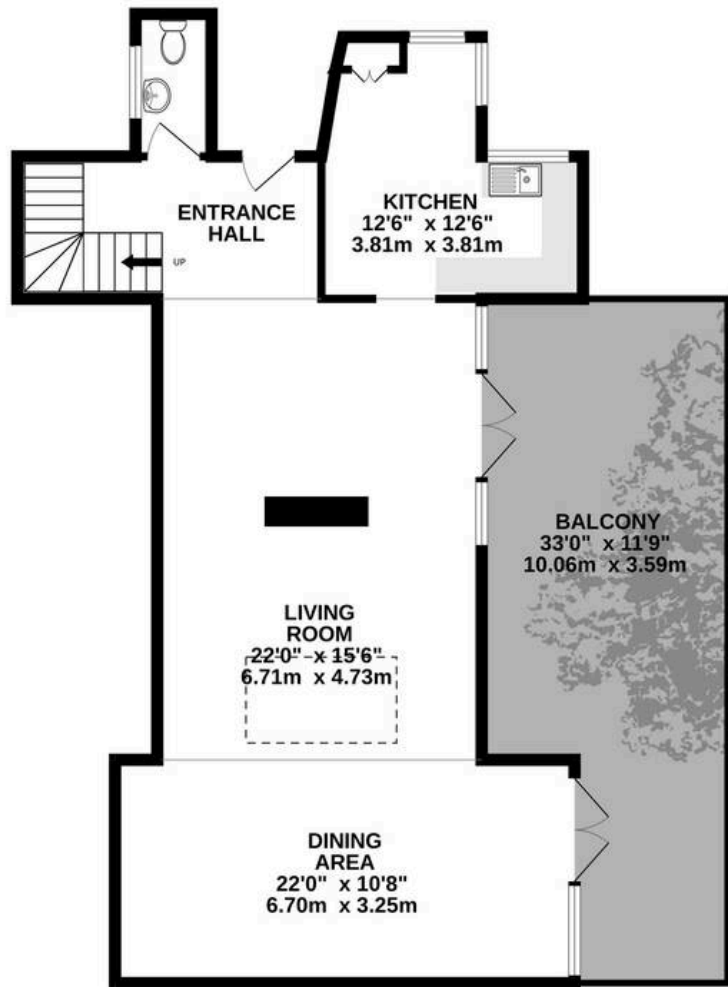




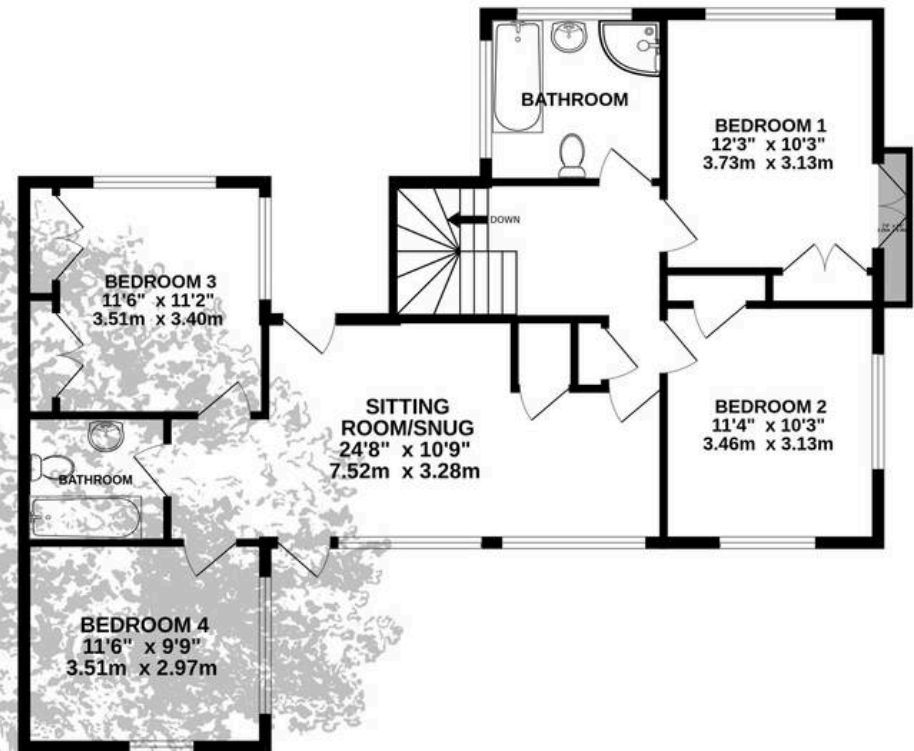




GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 1790sq.ft. (166.3 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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