

# HIGH TREES



**6**

BEDROOMS

**5**

BATHROOMS

**3,641**

SQ FT

**0.4**

ACRES

**£4,250,000 ST. BRELADE**

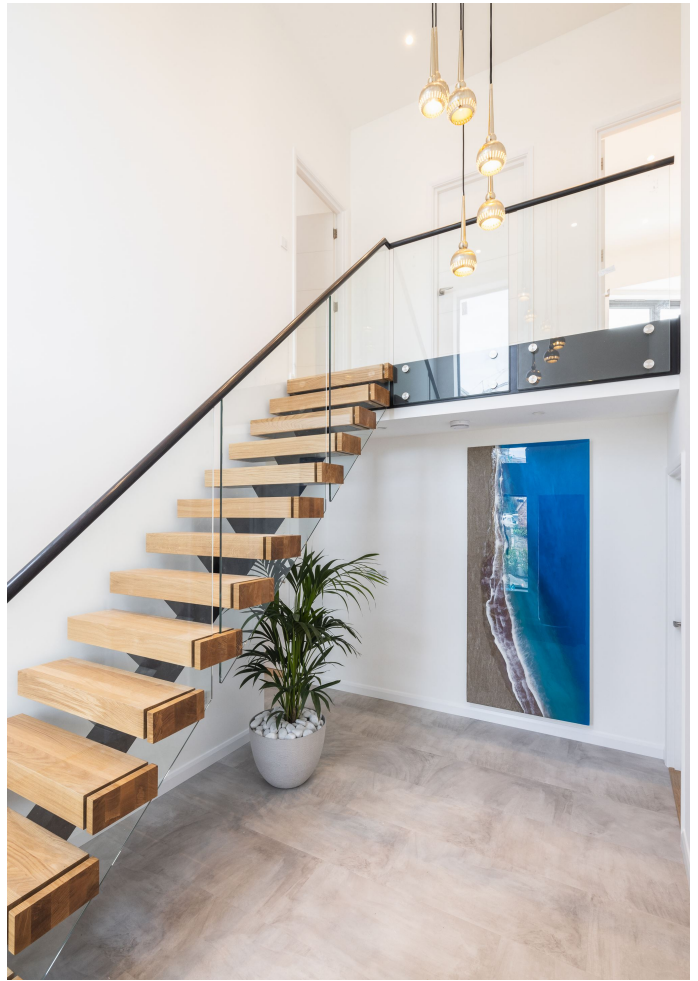
We are thrilled to present an exceptional two-generation residence, meticulously crafted by the award-winning architect, Paul Van Bodegom( Page Architects) and developed by the acclaimed Fir-Pine Development team, renowned for their 20 years of superior building in Jersey. This architectural masterpiece is ideally situated in the prestigious enclave of St Brelade's Bay, offering breathtaking sea views and refined living. This stunning property boasts an expansive layout featuring six generously sized double bedrooms and five elegant bathrooms distributed between the main house and a fully equipped annex, providing ample space for family and guests alike. The heart of the home is the impressive open-plan area that includes a living room, dining room, and a state-of-the-art chef's kitchen, perfect for entertaining and everyday living. This space is designed with luxury and functionality in mind, ensuring a seamless flow and interaction between each area. Additional living spaces...



**LIVINGROOM**  
The Channel Island Estate Agent



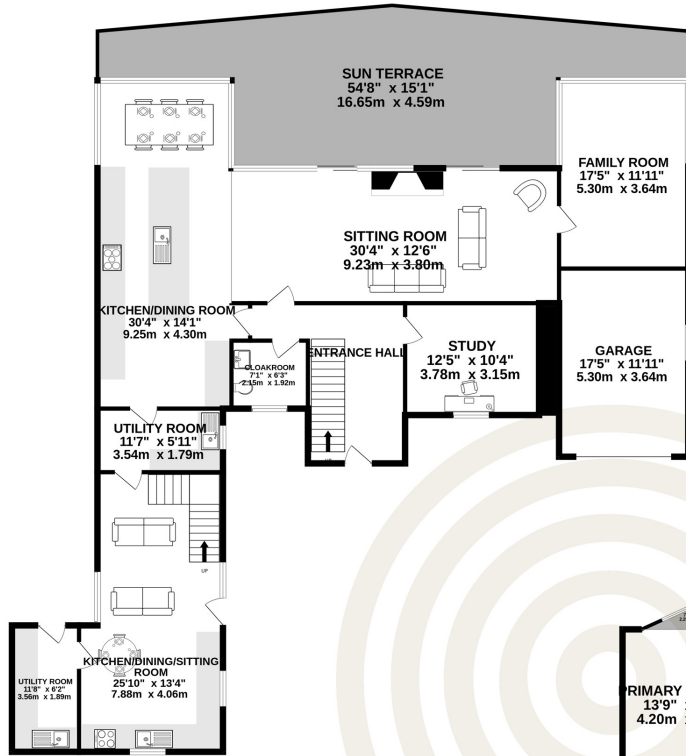




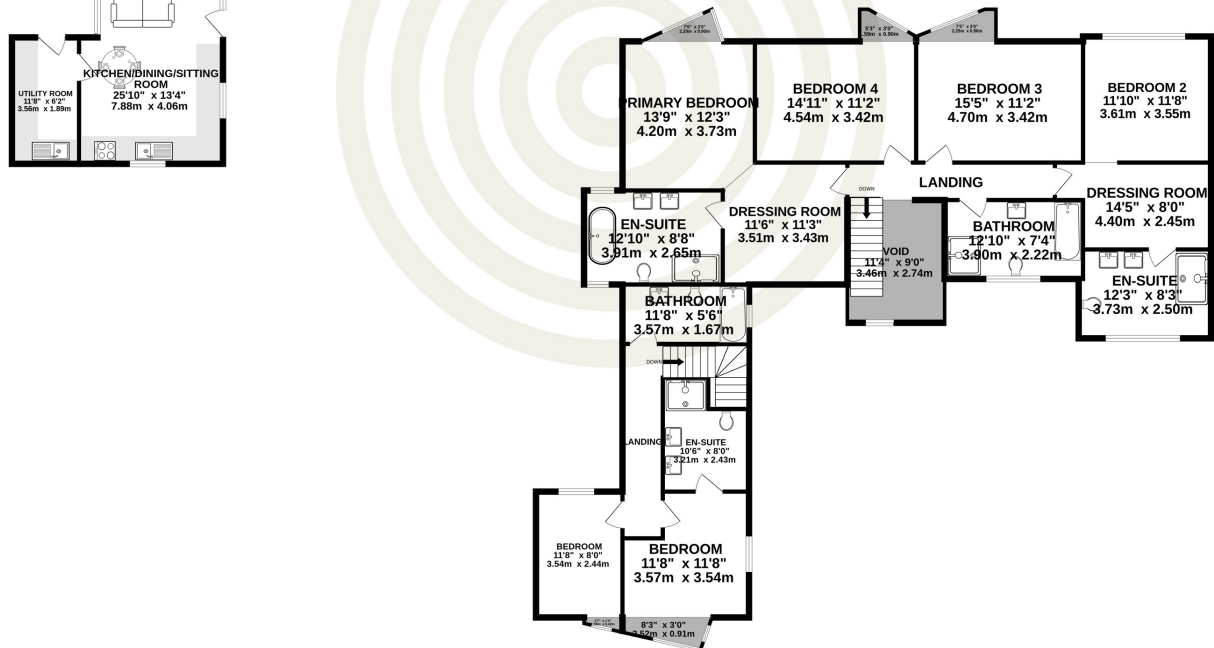




GROUND FLOOR  
1946 sq.ft. (180.7 sq.m.) approx.



1ST FLOOR  
1696 sq.ft. (157.5 sq.m.) approx.



TOTAL FLOOR AREA : 3641 sq.ft. (338.3 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.

**GROUND FLOOR**

Entrance Hall	14'4 x 14'10
Cloakroom	7'1 x 6'3
Study	12'5 x 10'4
Kitchen/Dining Room	14'1 x 30'4
Sitting Room	30'4 x 12'6
Family Room	11'11 x 17'5
Utility Room	11'7 x 5'11
Garage	11'11 x 17'5

**FIRST FLOOR**

Landing	19'2 x 3'6
Primary Bedroom	12'3 x 13'9
En-suite	12'10 x 8'8
Dressing Room	11'6 x 11'3
Bedroom Two	11'10 x 1'8
Dressing Room	14'5 x 8'0
En-suite	12'3 x 8'3
Bedroom Three	15'5 x 11'2
Bedroom Four	14'11 x 11'2
Bathroom	12'10 x 7'4

**GROUND FLOOR ANNEX**

Kitchen/Dining/Sitting Room	13'4 x 25'10
Utility Room	6'2 x 11'8

**FIRST FLOOR ANNEX**

Landing	3'9 x 18'0
Bedroom	11'8 x 11'8
En-suite	8'0 x 10'6
Bedroom	8'0 x 11'8
Bathroom	11'8 x 5'6

**KEY FACTS**

Two-generation residence by architect Paul Van Bodegom, developed by Fir-Pine

Situated in prestigious St Brelade's Bay with stunning sea views

Layout: 6 double bedrooms, 5 bathrooms, main house and annex

Impressive open-plan area: living, dining, state-of-the-art kitchen

Additional spaces: family room, private study

Cutting-edge technology: Lutron lighting, underfloor heating

Professionally landscaped gardens for relaxation and events

Offers bespoke living in sought-after Jersey location

Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Underfloor heating throughout

**ADDITIONAL INFORMATION**

Lutron lighting system throughout

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Mont Nicolle

Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£4,250,000**



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