

# THE KNOLL



**5**

BEDROOMS

**5**

BATHROOMS

**4,174**

SQ FT

**£3,950,000 ST. BRELADE**

The Knoll is a beautifully appointed home in a sought-after St. Brelade location. Currently configured with five bedrooms, The Knoll offers flexible, spacious accommodation set in stunning, highly private grounds. As soon as you enter the property you will be impressed by the vast hallway with abundant natural light and views over the garden and surrounding woodland. There is a fabulous open-plan kitchen/dining/sitting room with a lower level seating area boasting curved windows which frame the garden view. The kitchen invites family and guests to relax and soak up the atmosphere at the oversized island/breakfast bar and there is also an impressive walk-in larder room. A utility room, fifth bedroom suite, cloakroom and additional sitting room complete the ground floor. The first floor comprises four bedroom suites, including the primary suite with dressing room and charming garden views. The third bedroom suite also benefits from the garden view and has access onto a private balcony...



**LIVINGROOM**  
The Channel Island Estate Agent











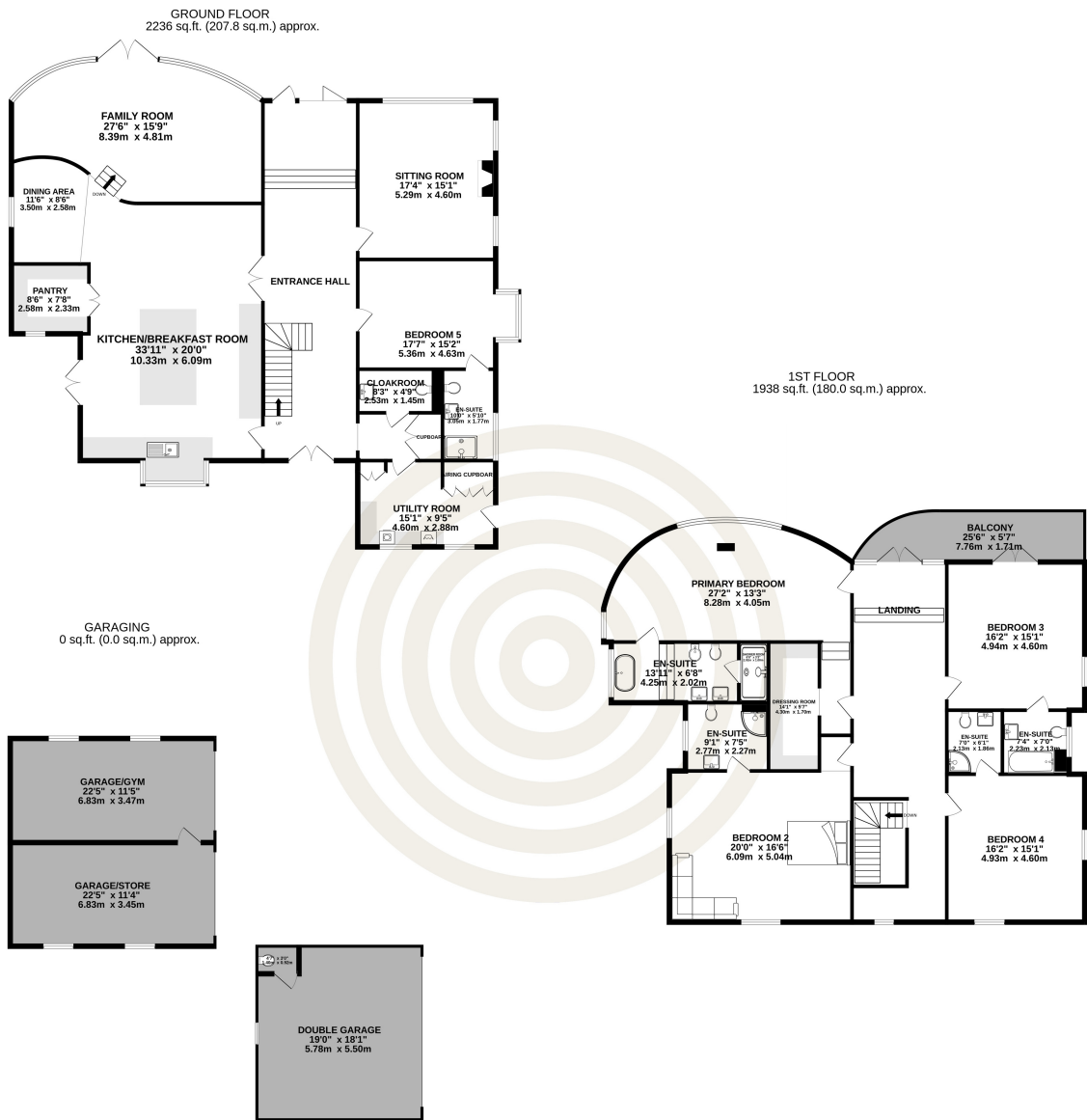












TOTAL FLOOR AREA : 4174 sq.ft. (387.8 sq.m.) approx.

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.

**GROUND FLOOR**

Entrance Hall	10'4 x 39'4
Kitchen/Breakfast Room	20'0 x 33'11
Pantry	8'6 x 7'8
Dining Area	8'6 x 11'6
Family Room	27'6 x 15'9
Cloakroom	8'3 x 4'9
Utility Room	15'1 x 9'5
Bedroom Five	17'7 x 15'2
En-suite	6'10 x 10'0
Sitting Room	15'1 x 17'4

**FIRST FLOOR**

Landing	10'4 x 39'4
Primary Bedroom	27'2 x 13'3
Dressing Room	5'7 x 14'1
En-suite	13'1 x 6'8
Bedroom Two	20'0 x 16'6
En-suite	9'1 x 7'5
Bedroom Three	15'1 x 16'2
En-suite	7'4 x 7'0
Bedroom Four	15'1 x 16'2
En-suite	6'1 x 7'0
Balcony	25'6 x 5'7

**GARAGING**

Double Garage	18'1 x 19'0
Garage/Store	22'5 x 11'4
Garage/Gym	22'5 x 11'5

**KEY FACTS**

Five bedrooms, five bathrooms, two reception areas

A beautifully appointed home in a superb location

The accommodation provides the perfect balance of spacious reception rooms and bedrooms

A beautiful primary bedroom suite with stunning bespoke curved window overlooking the garden

Charming south facing landscaped gardens with pool

Detached double garage plus two single garages/stores

Bespoke curved windows to the front facade

Privately owned 1.5 acres of woodland surrounds affording a high level of privacy

Private access along a woodland path onto La Marquanderie Hill

Enjoy the restaurants on offer in St Brelade's Bay and St Aubin's Harbour

Short drive to the airport

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil Central Heating

**POTENTIAL RENTAL INCOME**

£tbc

**INCLUSIONS**

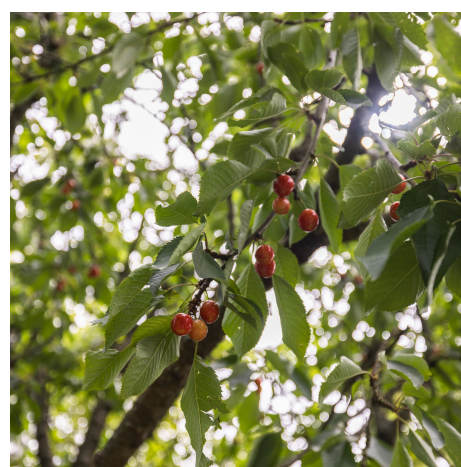
As per inventory

**SCHOOL CATCHMENT**

La Moye  
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.

**£3,950,000**



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