

# BROADLANDS

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THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

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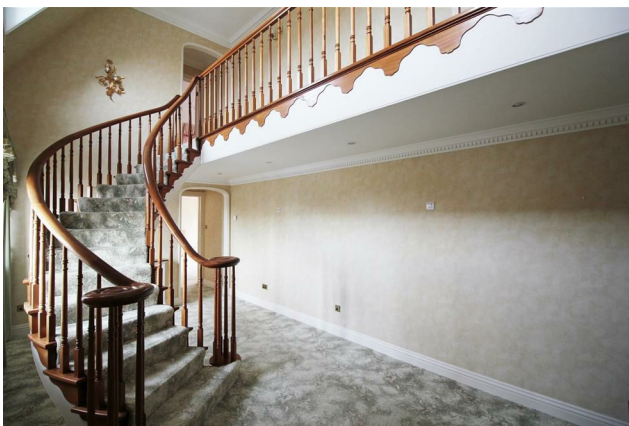
## LE BOCAGE LA RUE DES LANDES, ST. PETER, JE3 7BG

£5,000 Per Month || Ref 812

- DETACHED 5 BEDROOM/ 3 BATHROOM FRENCH STYLE RESIDENCE
- 4 RECEPTION ROOMS
- INDOOR POOL COMPLEX
- SHORT DISTANCE TO ST AUBIN AND RED HOUSES
- SOLE AGENT
- UP TO 2 YEAR LEASE - FLEXIBLE TERMS
- LARGE MATURE GARDEN
- 2 DOUBLE GARAGES AND PARKING FOR 10 CARS
- PRIVATELY SITUATED
- CONTACT ALLISON 07797750720 OR JOANNA 07797887751

Lease up to 2 years - flexible terms available. Influenced by French architecture, a beautifully built, modern granite, detached property on the border of St Peter and St Brelade, situated in a beautiful rural location yet providing you with all the convenience of a town setting. Within 5 minutes drive of the airport, Red Houses, St Aubin's Harbour and 10 minutes to St Helier you have the best of both worlds. Approached via a private drive, the property consists of 5 bedrooms, 3 bathrooms, 4 reception rooms including living room, dining room, eat in kitchen and large conservatory. Furthermore you have an excellent study, two double garages and a purpose built pool complex. An extensive mature garden that has been lovingly maintained with many excellent features, and parking for 10 cars. Please call the owner's sole agent Allison Gale on 07797750720 or Joanna Sheppard on 07797887751 to arrange a viewing.

#### Entrance Hall



Beautiful vaulted entrance hall with feature staircase.

#### Living Room



Large living space with double doors to the garden. Feature fireplace with wood-burner to be installed by the owner shortly. Access to pool house.

#### Dining Room



Space for a large dining table. Accessed from both the living room and kitchen.

#### Kitchen



Eat-in kitchen with high and low fitted units. Integrated appliances and space for a dining table. Door to dining room.

#### Cloakroom

W.C and Wash hand basin.

#### Utility Room

Low level units with sink and drainer. Plumbed for washer and dryer.

#### Inner Hall

Access to garden, study, conservatory and double garage. Stairs to first floor.



### Conservatory



Large conservatory with access to garden.

### Study



Excellent work space with fitted units and space for a large desk.

### Stairs And First Floor Landing



Airing cupboard.

### Master Bedroom



Large double bedroom with balcony overlooking the garden.

### Dressing Room



Excellent dressing room with fitted wardrobes.

### En-Suite

Walk in shower, his and her wash hand basins. Separate W.C.

### Bedroom 2



Large double bedroom.

### Bedroom 3



Large double bedroom.

#### Bathroom

3 Piece Suite with W.C, wash hand basin and bath with shower over.

#### Guest Bedroom



Large double bedroom that can be accessed from separate staircase.

#### Bathroom

3 Piece suite including bath with shower over, wash hand basin and W.C.

#### Bedroom 5

Large double.

### Pool Complex



Accessed from either the living room or through its own entrance. Purpose built with sliding doors all round to allow the fresh air in and designed with entertaining in mind. It has a changing room, W.C and Shower. Access to double garage.

#### Garaging

2 Double garages with up and over electric doors. Both have internal access.

#### Garden



Large private south/west facing mature garden.

#### Parking



Parking for 10 cars plus garaging for 4 cars.

#### Services

Private septic tank and soak away drainage

system.  
Mains water.  
Private borehole water supply for irrigation.  
Automatic garden irrigation system.  
Mains gas on site.  
Fully double glazed.  
Oil fired central heating.

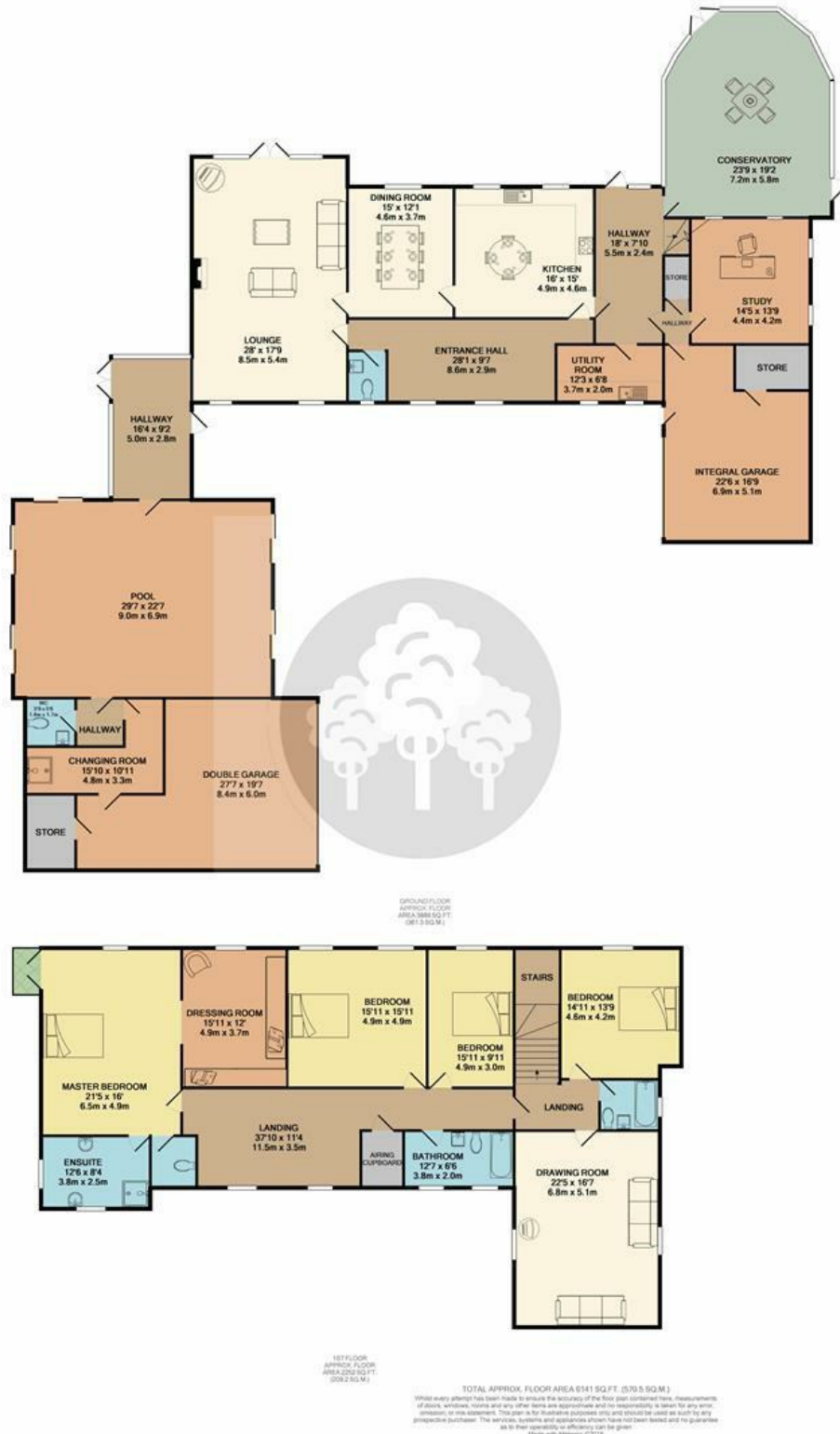
#### Terms



Up to 2 year lease available.  
Available immediately.  
One month's deposit up front to be held by  
Jersey Deposit Scheme.  
Pets by arrangement.



**DIRECTIONS:** Pass La Place Hotel on your right hand side. Follow the road around to the left and take the first right onto La Rue Des Landes. Le Bocage is immediately on the right hand side accessed up a private drive.



## DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.