

TREETOPS

SOLE AGENT



7

BEDROOMS

4

BATHROOMS

4,817

SQ FT

0.4

ACRES

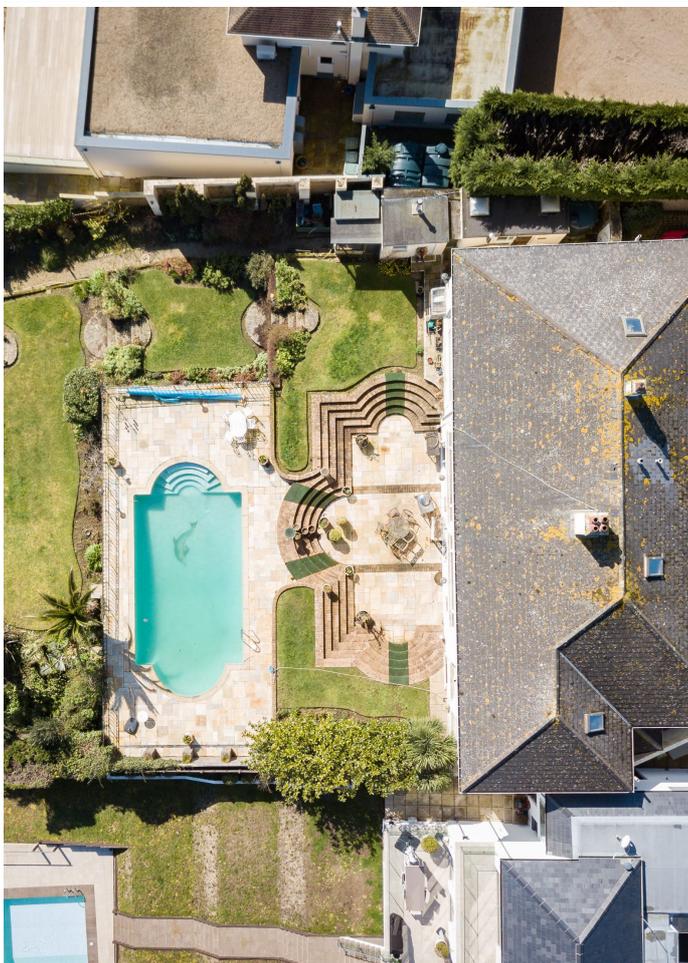
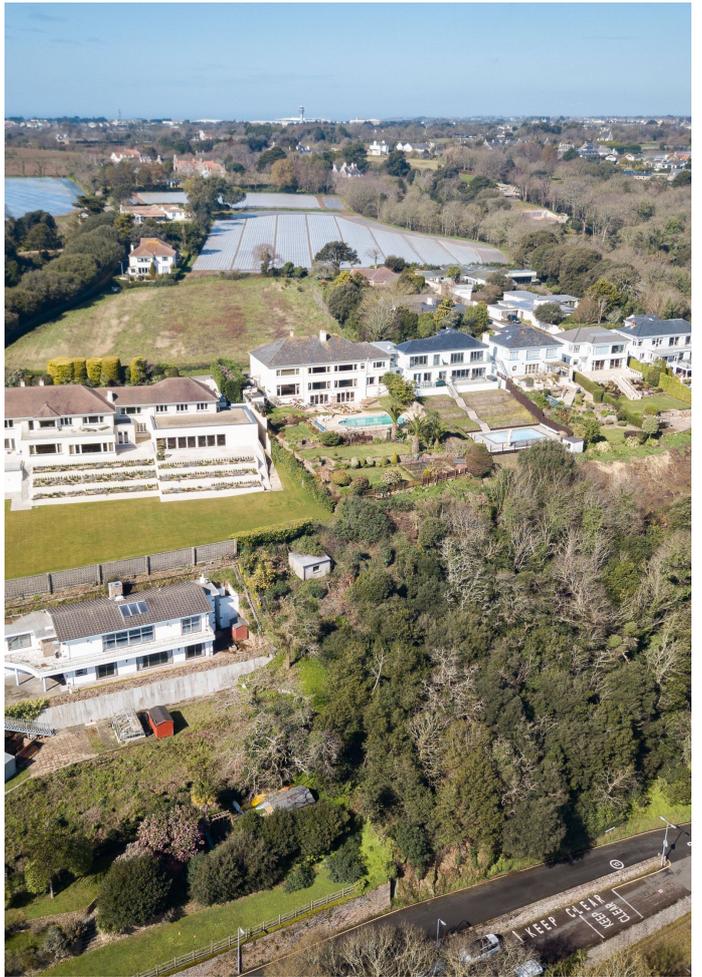
POA ST. BRELADE

Treetops presents a rare opportunity to fashion a spacious family home in a spectacular location - boasting awe-inspiring sea vistas of St. Aubin's Bay, a private South-facing garden, and a heated swimming pool. Extensive glazed sections maximize the elevated panoramas, bathing the interior in abundant natural light. With an integral garage, an attached two-bedroom cottage, perfect for multi-generational living or rental income and additional parking, this sizeable property has been cherished by the same family since 1950. It offers an abundance of desirable features, including ample space, ocean views, the St. Aubin's lifestyle, a generous garden with a vegetable plot, and much more. Please contact us at 01534 717100 or email us at jersey@livingroomproperty.com to arrange a viewing.



LIVINGROOM

The Channel Island Estate Agent









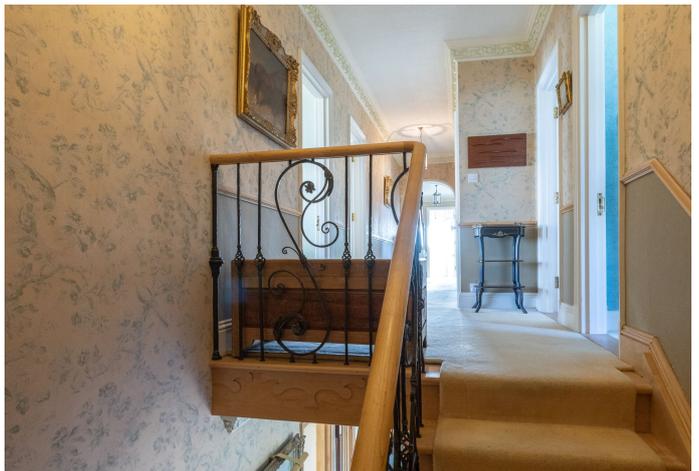






















GROUND FLOOR

Cloakroom	8'10 x 3'6
Family Room	17'4 x 15'4
Dining Room	17'1 x 14'1
Kitchen	15'4 x 12'0
Sitting Room	19'10 x 17'5
Utility Room	16'10 x 9'8
Garage	16'10 x 10'2

FIRST FLOOR

Primary Bedroom	19'11 x 14'11
Primary En-suite	9'10 x 6'4
Bedroom 2	19'11 x 14'11
Bedroom 3	13'2 x 8'10
Bedroom 4	12'8 x 8'10
Bathroom	10'11 x 5'11
Bedroom 5	10'11 x 10'0
Bedroom 6	10'11 x 10'2
Shower Room	7'9 x 6'9
Office	16'11 x 15'2

LOWER GROUND FLOOR

Garden Room	15'11 x 12'5
Gym	15'2 x 12'5

MAISONETTE

Cloakroom	5'5 x 2'7
Kitchen	13'2 x 6'1
Sitting Room	13'2 x 11'1
Garage	14'3 x 8'7

MAISONETTE FIRST FLOOR

Primary Bedroom	13'2 x 10'11
Bedroom 2	13'5 x 8'7
Bathroom	8'8 x 5'5

KEY FACTS

- Exceptional sea views
- Highly sought after location
- Elevated above St. Aubin
- Six bedroom main house
- Two bedroom maisonette
- Scope to create an amazing family home
- Heated swimming pool
- South-facing garden
- Large loft space potential to extend further (STP)

SERVICES

- Mains water services

DRAINAGE

- Mains drainage

HEATING

- Oil fired central heating

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.

POA



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