

# TREETOPS



**4**

BEDROOMS

**5**

BATHROOMS

**5,078**

SQ FT

**0.9**

ACRES

## POA ST. BRELADE

Nestled on an acre of lush verdant grounds and set behind electric gates, Treetops is a true haven offering 5,100 sq. ft. of modern accommodation over three floors. Situated in the sought-after parish of St. Brelade, this luxurious property harmoniously blends seclusion with convenience - only moments from the golden sands of St. Brelade's Bay, schools, eateries and Waitrose. The spacious configuration of this home comprises four en-suite bedrooms to include a stunning primary suite with two capacious dressing rooms. The generous reception space is bathed in natural light whilst the recent extension adds practical spaces like a snug and boot room. Externally, there's a recently installed ceramic swimming pool heated by an air source heat pump with extensive terracing for entertaining. The lawns are bounded by mature hedging whilst a panorama of surrounding trees secure a feeling of privacy and country living. A stunning home best appreciated by internal viewing.



**LIVINGROOM**

The Channel Island Estate Agent































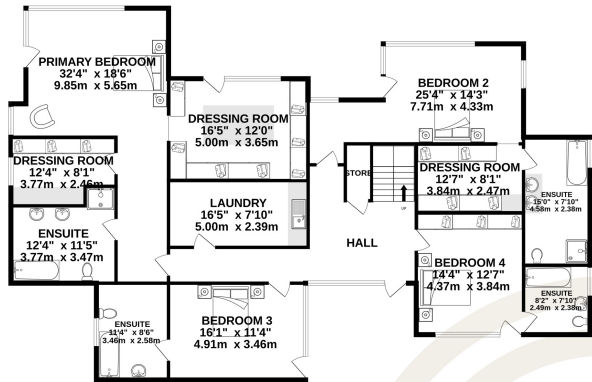




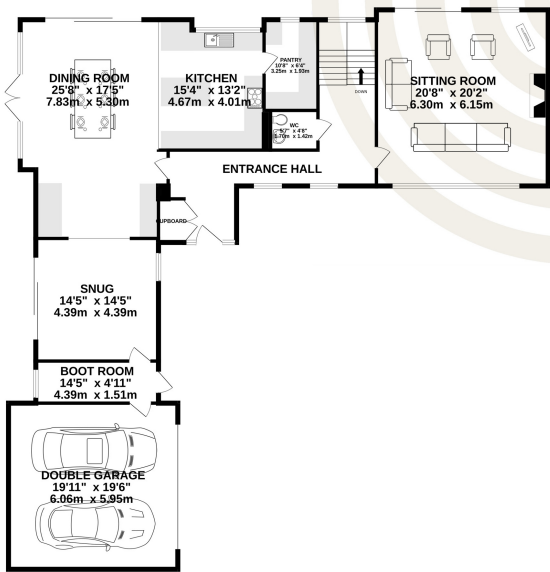




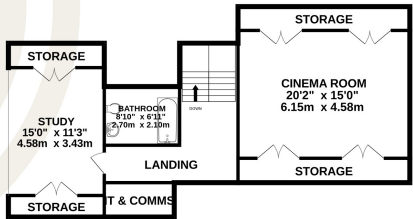
LOWER GROUND FLOOR  
2163 sq.ft. (200.9 sq.m.) approx.



GROUND FLOOR  
2022 sq.ft. (187.9 sq.m.) approx.



FIRST FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 5078 sq.ft. (471.7 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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## LOWER GROUND FLOOR

Primary Bedroom	32'4 x 18'6
Ensuite	12'4 x 11'5
Dressing Room	12'4 x 8'1
Dressing Room	16'5 x 12'0
Bedroom 2	25'4 x 13'3
Dressing Room	12'7 x 8'1
Ensuite	15'0 x 7'10
Bedroom 3	16'1 x 11'4
Ensuite	11'4 x 8'6
Bedroom 4	14'4 x 12'7
Ensuite	8'2 x 7'10
Laundry	16'5 x 7'10

## GROUND FLOOR

Sitting Room	20'8 x 20'2
WC	5'7 x 4'8
Kitchen	15'4 x 13'2
Pantry	10'5 x 6'4
Dining Room	25'8 x 17'5
Snug	14'5 x 14'5
Boot Room	14'5 x 4'11
Double Garage	19'11 x 19'6

## FIRST FLOOR

Cinema Room	20'2 x 15'0
Bathroom	8'10 x 6'11
Study	15'0 x 11'3

## KEY FACTS

5,100 sq. ft. tranquil haven on an acre of lush greenery  
 Prime location near St. Brelade's Bay, schools and beaches  
 Meticulous design and modern sophistication  
 Recent extension adds snug and boot room  
 Welcoming large covered porch at the front door  
 3,750 sq. ft of entertaining terracing with ceramic pool  
 Lutron lighting  
 Potential for pool room/leisure complex and carport

Surrounded by magnolia trees for ultimate privacy

Four spacious bedroom suites, contemporary sitting room, open-plan kitchen/family room

## SERVICES

Mains drains and water

## HEATING

Underfloor wet electric to lower floors with radiators on the second floor

Air source heat pumps which also heats the outdoor swimming pool

## ADDITIONAL INFORMATION

Lutron lighting throughout

Integrated TV/WIFI system supplied and serviced by Genesis Ltd

Cat6 data cable throughout

Fully pressurised plumbing and heating systems

Plans passed (expired) to build a pool room

Plans passed for a car port at the side of the garage

Quooker tap in kitchen provides hot/cold/filtered and sparkling water.

## SWIMMING POOL

## 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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