

**Martingale House, La Route de la Villaise, St Ouen. JE3 2AP**

**£2,250,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Situated in an elevated position above St Ouen's Bay, this spacious home offers 2,900ft<sup>2</sup> of accommodation designed to make the most of the fantastic sea and rural views. The principal bedroom is a fine example of this with an area for a sofa/chairs in front of glazed double doors opening onto a private balcony allowing for appreciation of the stunning vista. Internally to the ground floor the spacious kitchen diner is the hub of the home with a large dining room and a cosy sitting room flow from this space. The dining room provides access out to the rear garden, and deck with views to equine land. A study, two double bedrooms and a bathroom complete the ground floor. To the first floor is the principal bedroom with clever storage, walk in wardrobe, en-suite and balcony, a further double bedroom also has a dressing area that can double up as an extra bedroom, another bathroom and a spacious landing. Externally the front garden features a small attractive pond, the rear garden is generous as is the paved parking area and decking around the house. A single garage has internal access. This unique home is available with no onward chain. Sole agent.

## FEATURES

- 2,800ft<sup>2</sup> detached house
- 4 bedrooms 3 bathrooms 3 receptions
- Large rear garden
- Fantastic views of St Ouen's Bay
- Immaculate presentation
- No onward chain. Sole agent.



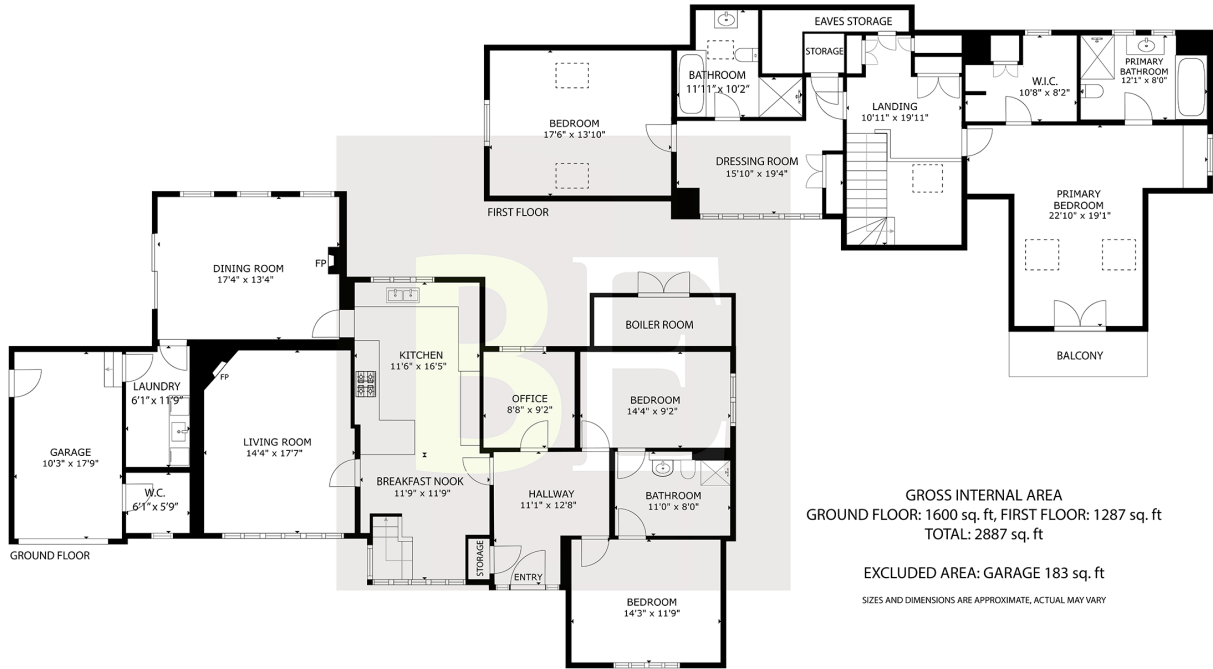
## ROOM DESCRIPTIONS







# FLOORPLAN



GROSS INTERNAL AREA  
 GROUND FLOOR: 1600 sq. ft, FIRST FLOOR: 1287 sq. ft  
 TOTAL: 2887 sq. ft

EXCLUDED AREA: GARAGE 183 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY