

Les Champs au Pretre La Route du Petit Clos, St Helier. JE2 3FX

£7,450 pcm

TO LET



PROPERTY DESCRIPTION

An impressive gated residence measuring approximately 3600sqft. Situated in rural St Helier on the border with Trinity, enjoying southerly rural views to sea views down to St Helier, on a quiet residential lane and nestled behind electric gates. On opening the front door the first impression is of grandeur with the wide hall and curved staircase. Large living room, kitchen with sitting area and conservatory, study, large utility, integral double garage and an external office/room to the rear of the property. To the first floor are 4 en-suite double bedrooms (one was formerly a separate studio), and a 5th smaller bedroom. A sun room and sun terrace is accessed from the master bedroom. A short drive 5 min to St Helier, 15 mins to airport. This property can be rented part furnished at £8,500pm.

FEATURES

- Spacious gated residence
- 5 bedrooms 4 bathrooms
- 5 spacious receptions
- Rural St Helier. Quiet lane
- Distant southern sea views
- Over 3500sqft. Double garage



ROOM DESCRIPTIONS

Ground floor

Entrance hall

26' 11" x 9' 2" (8.20m x 2.80m)

Living room

24' 3" x 15' 1" (7.40m x 4.60m)

Kitchen/Diner

25' 3" x 23' (7.70m x 7.00m)

Utility

11' 10" x 11' 10" (3.60m x 3.60m)

Study/Reading room

18' 1" x 17' 9" (5.50m x 5.40m)

Conservatory

13' 1" x 12' 6" (4.00m x 3.80m)

W.C.

First floor

Bedroom 1

14' 9" x 13' 5" (4.50m x 4.10m)

Ensuite

8' 2" x 8' 2" (2.50m x 2.50m)

Dressing room

15' 9" x 11' 2" (4.80m x 3.40m)

Bedroom 2

14' 1" x 14' 1" (4.30m x 4.30m)

Ensuite

9' 2" x 8' 10" (2.80m x 2.70m)

Bedroom 3

14' 1" x 13' 1" (4.30m x 4.00m)

Ensuite

6' 3" x 5' 7" (1.90m x 1.70m)

Bedroom 4

23' 4" x 12' 10" (7.10m x 3.90m)

Ensuite

8' 2" x 8' 2" (2.50m x 2.50m)

Bedroom 5

10' 6" x 9' 6" (3.20m x 2.90m)

Sun room

20' x 5' 10" (6.10m x 1.77m)

Sun terrace

18' 4" x 17' 9" (5.60m x 5.40m)

Exterior

External office

16' 1" x 11' 10" (4.90m x 3.60m)

Garden

South facing, raised patio

Garage

TBA

Parking

TBA

Services and notes

Services

TBA

Directions

Directions

TBA



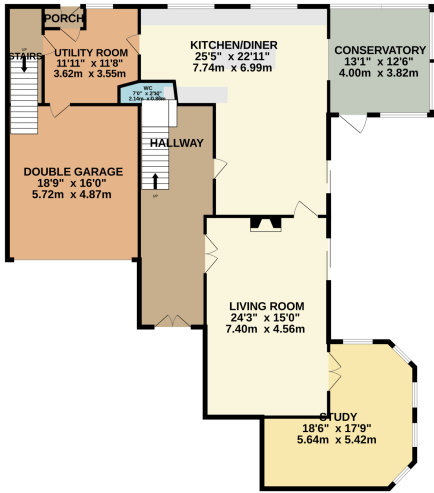




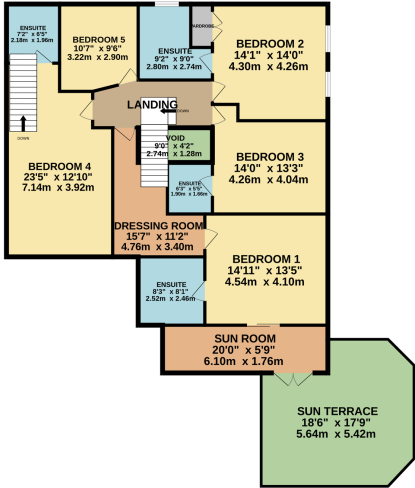
FLOORPLAN

GROUND FLOOR
2137 sq.ft. (198.6 sq.m.) approx.

EXTERNAL OFFICE
16'2" x 11'11"
4.92m x 3.62m



1ST FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



TOTAL FLOOR AREA : 3595 sq.ft. (334.0 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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