



Soleure, 7 Le Petit Clos, La Grande Rue
£1,395,000

Soleure, 7 Le Petit Clos

La Grande Rue, Jersey

- Elegant and grand six bedroom, three bathroom family home
- Extensively yet sympathetically extended over the years
- Versatile for the whole family with multiple reception spaces
- First time on the market in over 31 years
- Set on a quiet rural lane in sought after St Mary
- Wrap around lawn garden and patio space
- Driveway parking for 4/5 cars with EV charger installed
- School catchment - St Mary's Primary and Les Quennevais Secondary
- Sole agent
- Contact James on 07829 835076 or james@broadlandsjersey.com



Soleure, 7 Le Petit Clos

La Grande Rue, Jersey

Spacious six bedroom family home nestled in a quiet spot in the popular parish of St Mary. On the market for the first time in over 31 years, the current owners have extended and modernised the property to suit their family needs creating warm and inviting living spaces. The ground floor has plenty of space for everyone to sit together or to get away and have some peace and quiet in different settings.

Well located at one end of a small close of similar properties in a rural setting. All the benefits of St Mary's village and lots beautiful country lanes leading to coastal footpaths are right on your doorstep.





Living

The central staircase separates the lounge one side and the dining room on the other. The lounge features an open working fireplace and double doors out onto the garden. Along with the large dining room the current owners have extended the side of the property to create another dining/sitting space that now connects the kitchen. This room also leads to the conservatory at the rear with doors to the garden. There is a separate utility with a back door, ideal for children and or pets coming in, and a downstairs cloakroom.

Sleeping

On the first floor the landing connects four double bedrooms and the house bathroom. The primary bedroom at the rear has lovely views over the fields also benefits from a newly fitted modern ensuite shower room and built in double wardrobes. On the second floor are the other two double bedrooms, another modern shower room and the storage/plant room. At this level there is plenty of storage on each side of the pitch within the eaves.

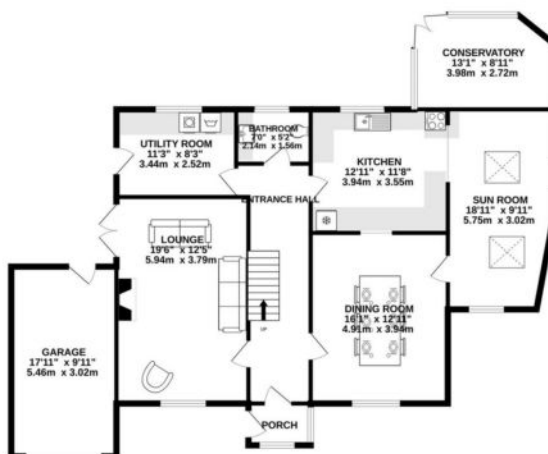
Services

All mains services. Oil fired central heating. Fully double glazed. Wired for fibre. Electric motor veluxes on the second floor. EV car charger.





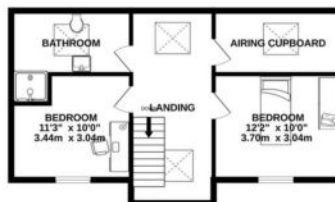
GROUND FLOOR
1348 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



2ND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 2729 sq.ft. (253.6 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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