



**Brambles, Le Mont Du Ouaisne, St. Brelade**  
**£2,395,000**

**BROADLANDS**  
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# Brambles, Le Mont Du Ouaisne

St. Brelade, Jersey

Elevated over Ouaisne Bay the house has spectacular sea views with easy access to all the amenities that are in St Brelades.

- Amazing location on Ouaisne Hill
- Breathtaking views across St Brelade's Bay
- Excellent living spaces making use of the incredible outlook
- Three bedrooms and four bathrooms
- Large sun terrace, patio with sunken fire pit and lawn garden
- Double garage and driveway parking for 5 cars
- Sole agent
- Please contact Harry on 07797751557 or [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)





# Brambles, Le Mont Du Ouaisne

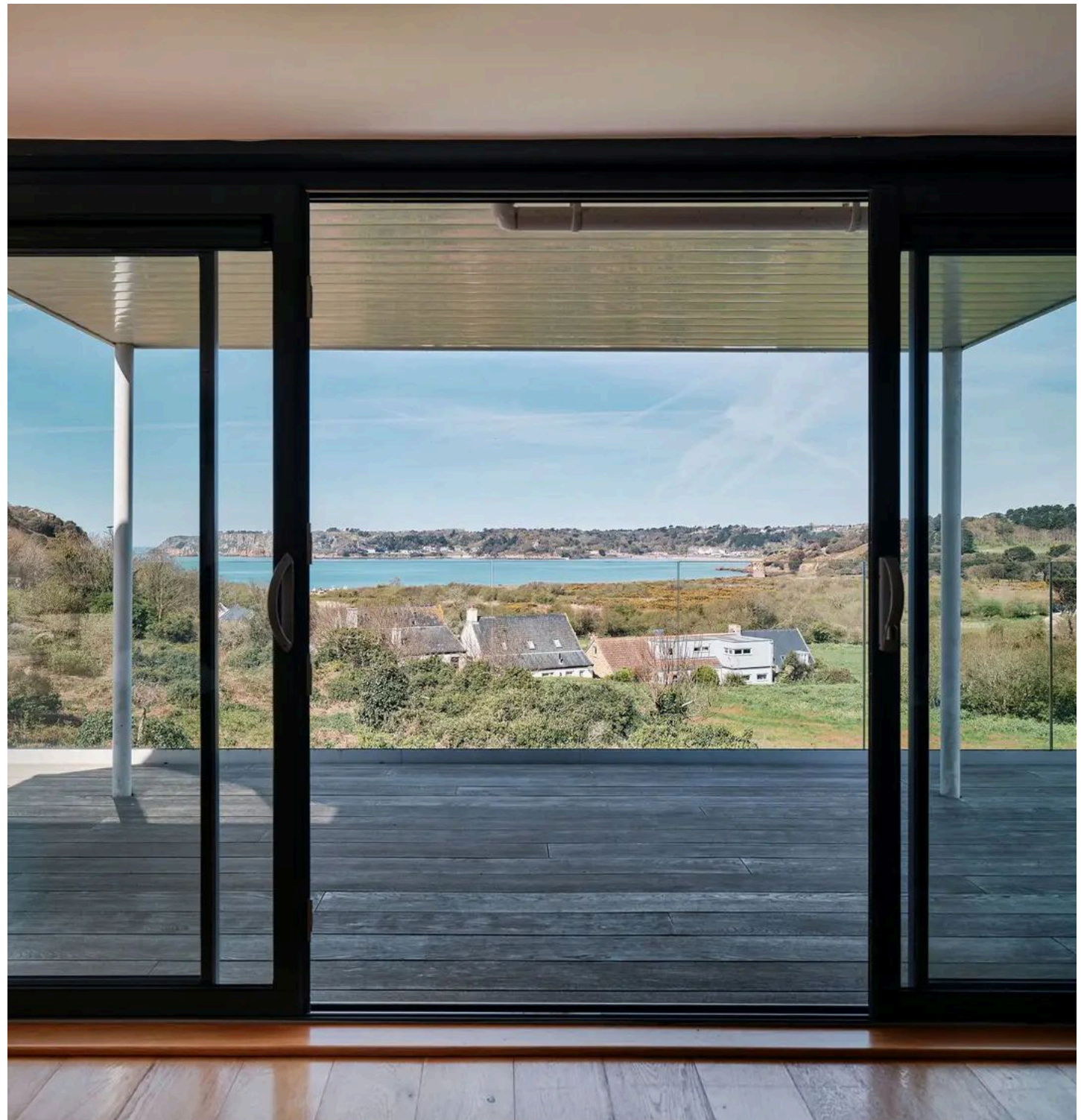
St. Brelade, Jersey

Situated on Ouaisne Hill, with panoramic views of St Brelade's Bay, this three double bedroom, four bathroom detached house offers more than just a place to call home. The open-plan living spaces effortlessly blend indoor and outdoor living, ensuring you make the most of the outlook.

Whether you have a growing family or enjoy hosting, the house has ample parking with a double garage and parking for 5 cars on the driveway.

Located just a short stroll away from the beach and cliff paths, it is perfect for the ideal work, life balance. Outside, the property truly shines with its large sun terrace offering the perfect spot for al fresco dining and soaking up the Jersey sun. The patio garden is ideal for summer barbecues with friends or simply relaxing in your own private sanctuary featuring a sunken fire pit with seating.

Take advantage of this rare opportunity to live on Ouaisne hill.







### Living

Facing west and making the most of the stunning views the lounge is 25 foot long creating a versatile and bright open living space. Here you will also find a bespoke built in display unit and a multi fuel burner for those cosy winter nights. The separate dining space also faces the view and has plenty of light flooding in from the velux windows and a gallery of windows. The kitchen connects these reception rooms and comes with fully integrated electric appliances. From here you can also access the large utility / boot room.

### Sleeping

On the ground a floor there is a recently constructed brand new main bedroom suite with plenty of built in wardrobes and a modern bathroom fit with a 4 piece suite. On the first floor the primary suite faces the incredible view and has a bespoke dressing / office area and en suite bathroom. The third bedroom at the rear has double doors onto a terrace and is next to a modern shower room.

### Outside

Large patio area with sunken fire pit seating area and rock garden on the south side of the property, ideal for BBQs and entertaining. The terrace wraps around the side of the property all the way to the dining room with plenty of space to enjoy the sun at all hours. From here there are stairs leading down to the lawn garden. Double garage with electric door and pitched roof for storage and driveway parking for 5 more cars.

### Services

All mains services. Oil fired central heating. New electric heating in the dining room and ground floor bedroom, underfloor heating in the bathrooms. Fully double glazed. Wired for Sky and Fibre.







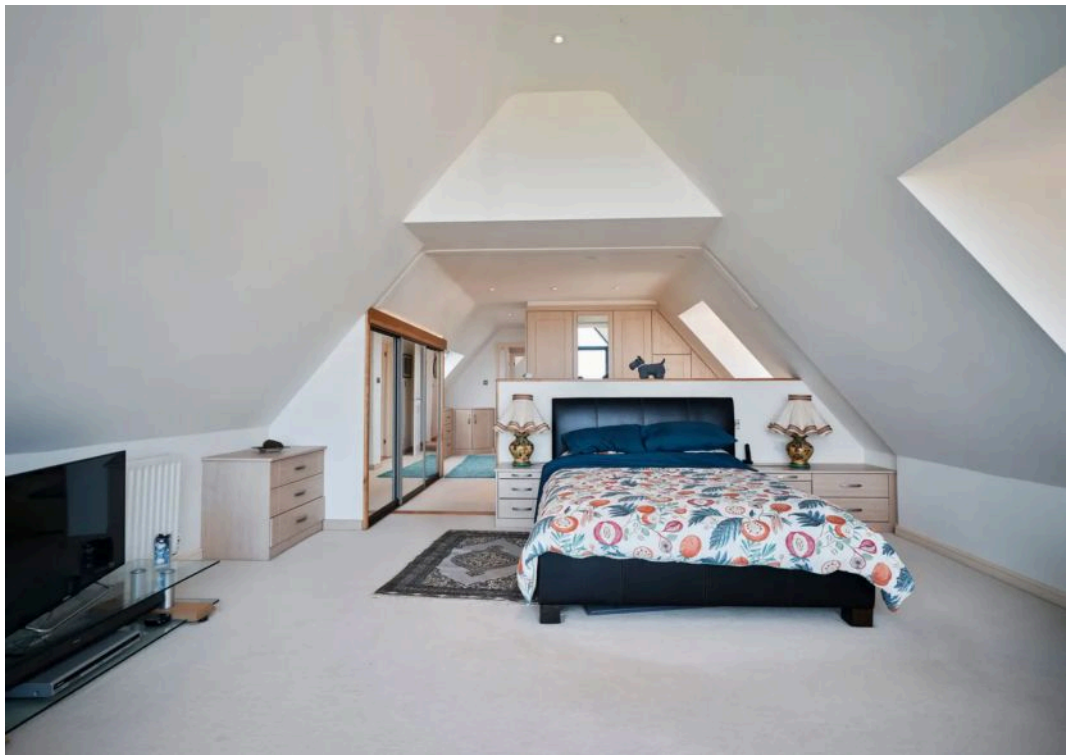




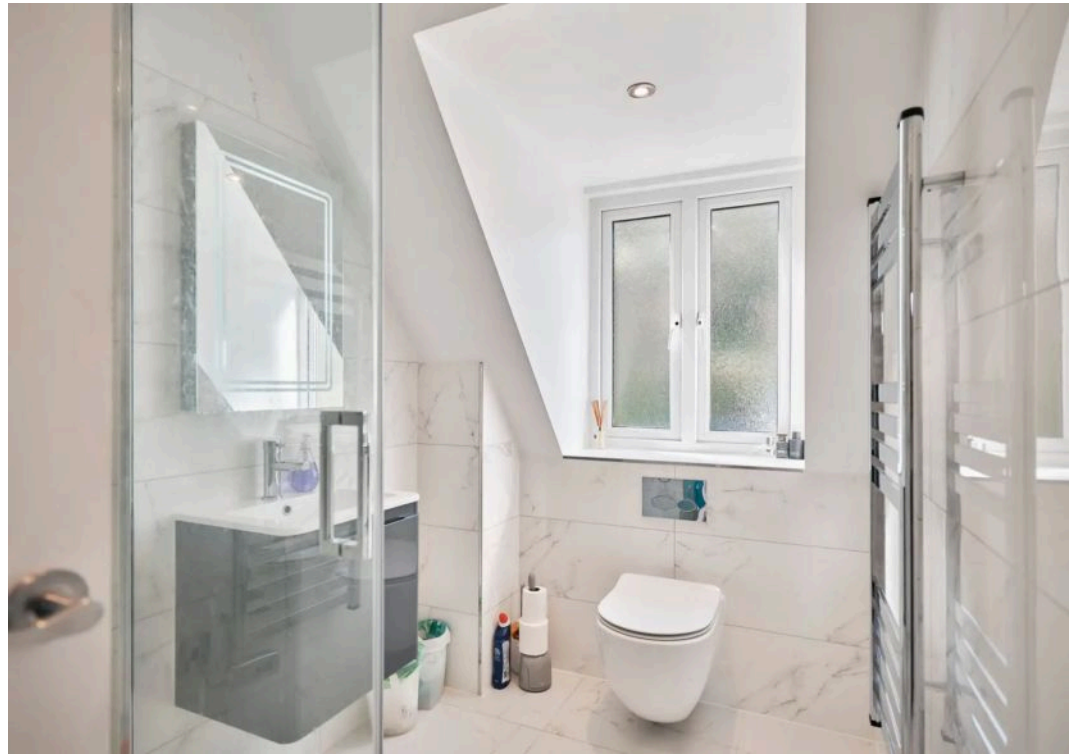






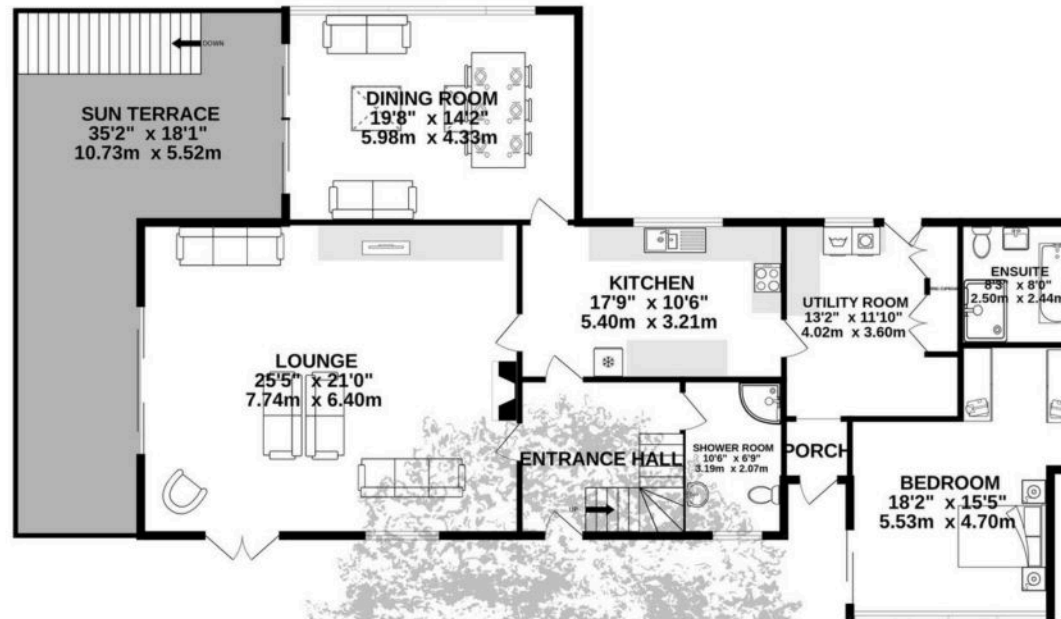








GROUND FLOOR  
1641 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (230.0 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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## Broadlands

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