



**Les Rosiers, La Rue Du Pontlietaut, St. Clement**

Asking **£2,400,000**

**BROADLANDS**

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## Les Rosiers La Rue Du Pontlietaut St Clement

- Contemporary family home
- Two reception rooms
- Lovely 640 square foot kitchen/family room
- Four double bedrooms all ensuite
- Large south facing garden
- Ample parking
- CGI images available showing addition of external breakfast bar and swimming pool
- Close to supermarkets, petrol station, gastropubs and restaurants
- Short walk to the beach
- No onward chain
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## Les Rosiers La Rue Du Pontlietaut St Clement

An extremely well presented family home accessed through electric gates, located at the end of a private lane in a rural part of St Clement.

The accommodation over two levels comprises spacious living room, large kitchen/family room, study/den, main bedroom suite, utility room, cloakroom and boot room on the ground floor, and three further ensuite bedrooms on the first floor.

The property is a short walk from the beach and close to restaurants, supermarkets, gastropubs and petrol stations. There is no onward chain with this property and early viewing with the owner's sole agent is advised.





### **Living**

Twenty five foot living room with double doors to garden and functional fireplace providing plenty of space for relaxing. Large, open plan kitchen/family room with bespoke kitchen and space for a large family dining table. Bi-fold doors to south facing terrace and garden. Second reception room ideal for use as a den or office. Separate utility room, cloakroom and boot room.

### **Sleeping**

Two bedroom suites with ensuite bathrooms and dressing rooms. Two further large double bedrooms both ensuite.

### **Outside**

Lovely, private south facing garden with decked terrace accessed directly from the living room and kitchen/family room. Parking to front with electric gates. Illustrations available showing potential for pool and breakfast/barbeque area. Regular bus route runs close by.

### **Services**

All mains excluding mains gas. OFCH. Bottled gas feeding Rangemaster hob. Underfloor heating in hallway, kitchen/family room, living room, study, and all bathrooms.

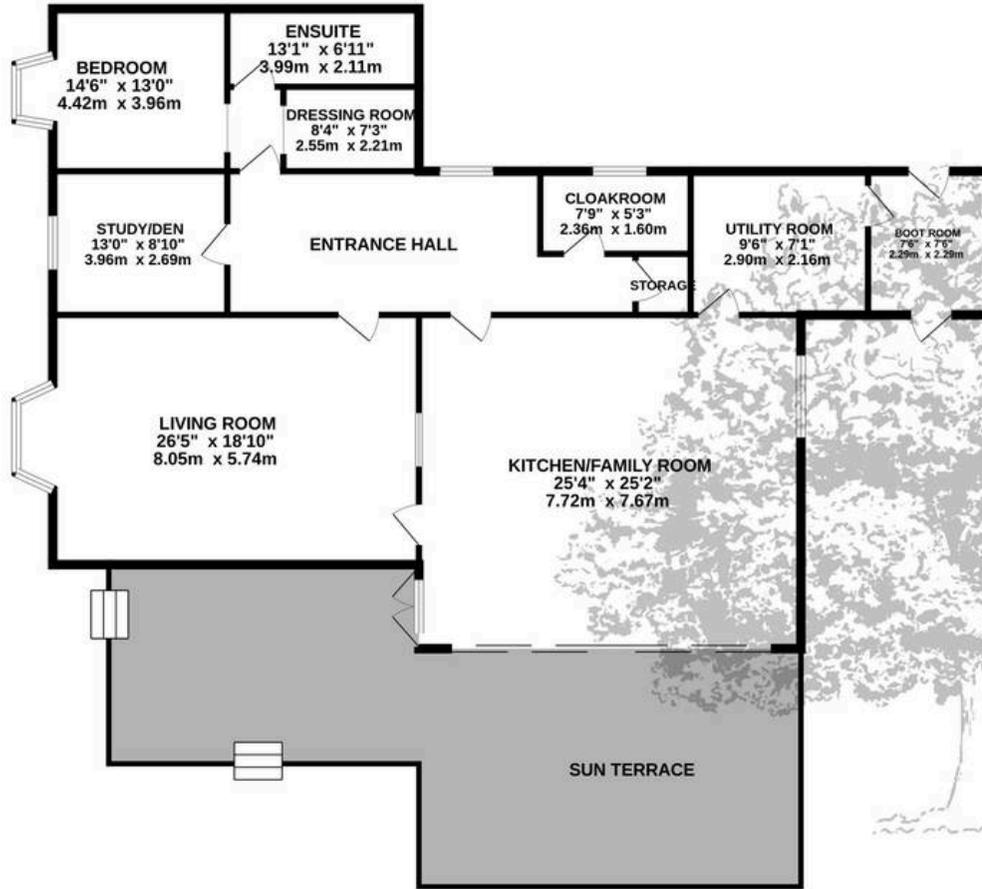
### **Education**

The house is in the catchment area for St Clement primary and Le Rocquier secondary schools.

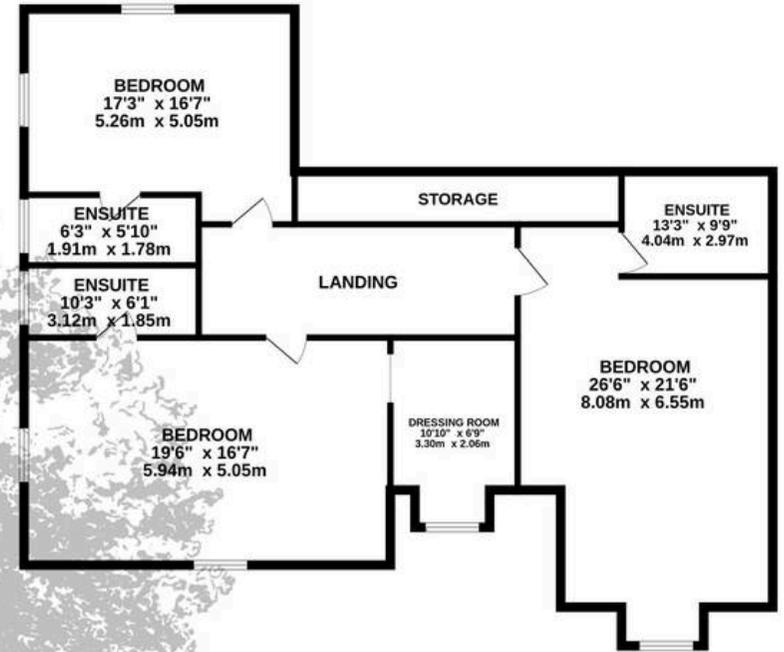




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3653sq.ft. (339.4 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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