

Vanessa

La Rue De La Mare Ballam



Vanessa, La Rue De La Mare Ballam, St John, JE3 4EJ

Set within the rural parish of St John, this most outstanding property has recently been the subject of a scheme of total redevelopment and enhancement, to now provide a truly exceptional family home. Vanessa offers a splendid range of contemporary design accommodation, extending in total to approaching some 6,000 sq.ft.

There are 6 bedrooms suites, the principal living areas are exceptionally appealing and benefit from being flooded by natural light, whilst a stunning family kitchen, forms the centre piece of the ground floor accommodation. Furthermore, there is the added benefit of a self-contained studio flat. Of particular note is the provision of a very large (40') basement leisure/entertaining complex with built-in bar and a vast 'under water window' giving visual aspects into the swimming pool.

Externally there is a generous sized level lawned garden with swimming pool and pool pavilion, an extensive parking forecourt secured by an electric gate access and a 3-car integral garage. Additionally, Vanessa enjoys the ownership and protection of an adjacent agricultural field.

The property stands fully private with no immediate neighbouring homes and is adjacent to open agricultural lands, which form an integral part of the prestigious St John's Manor estate.

-A SPECTACULAR CONTEMPORARY FAMILY HOME-



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Parish: St John

Qualification: Qualified

Tenure: Freehold

Price £3,500,000



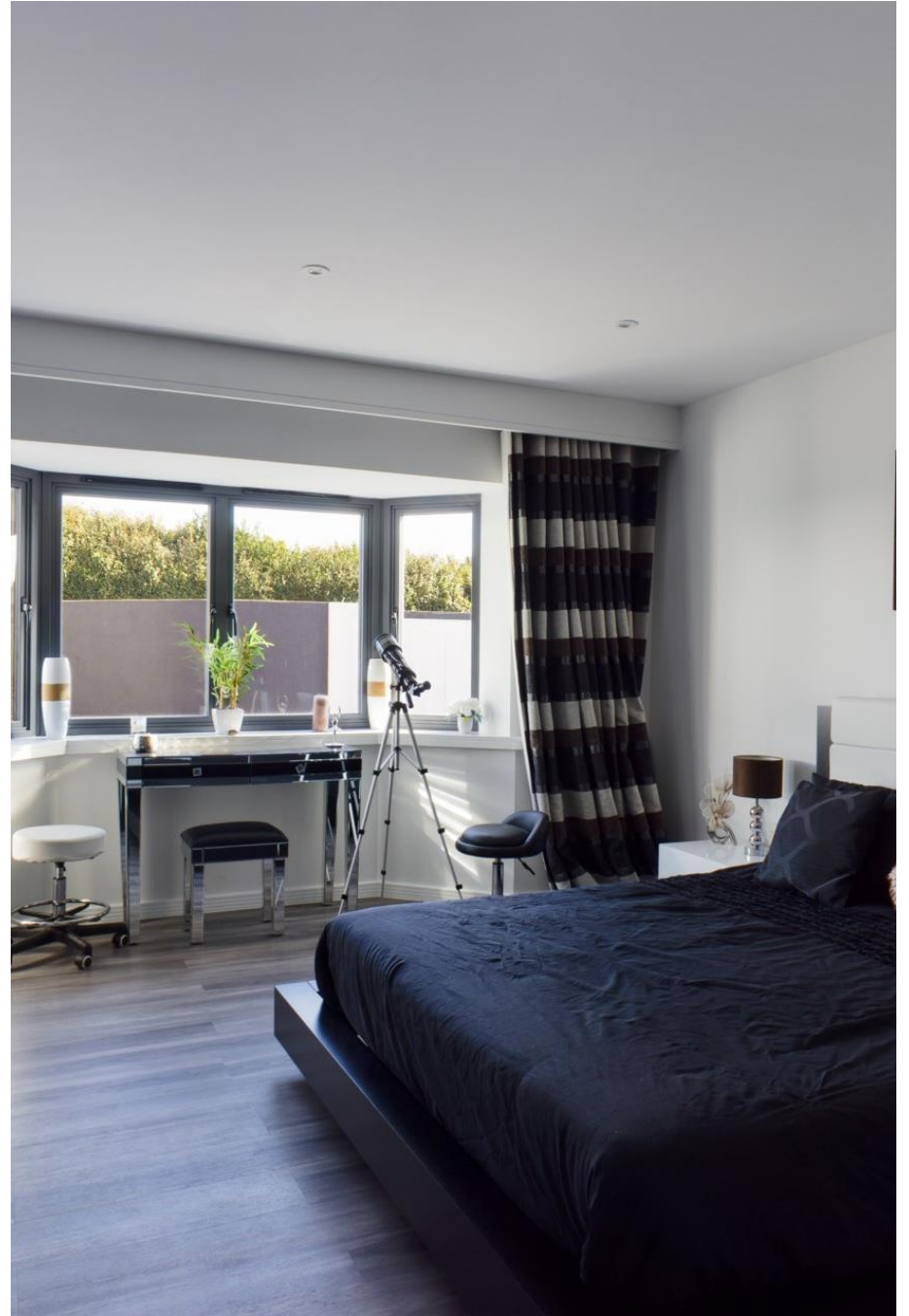
- Spectacular contemporary family home
- Near 6,000 sq.ft luxury accommodation
- 6 Bedroom suites plus studio apartment
- Stunning 40` entertaining/leisure complex
- Garden with swimming pool
- Agricultural land

















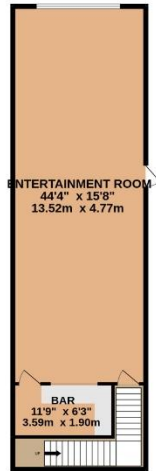








BASEMENT
851 sq.ft. (79.1 sq.m.) approx.



GROUND FLOOR
2952 sq.ft. (274.0 sq.m.) approx.



1ST FLOOR
2107 sq.ft. (195.7 sq.m.) approx.



TOTAL FLOOR AREA : 5907 sq.ft. (548.8 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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Approximate Gross Internal Area = 5907 sq. ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Mains water

Mains drains

Oil fired central heating (under floor for the majority)

+441534 877977

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