



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

The Cocoon, La Petite Route Des Mielles
£1,895,000

Nestled in a tranquil corner of the Railway Walk with private access to Pont Marquet Country Park, this immaculate 4-bedroom detached home offers the perfect blend of privacy, convenience, and contemporary living. Just minutes from St Aubin, stunning beaches, and a wealth of local amenities, including shops, restaurants, and leisure facilities, this is a rare opportunity to acquire a home in one of St Brelade's most desirable locations.

Refurbished to an exceptionally high standard and in true walk-in condition, the property boasts a superb layout designed for modern family living. The ground floor features an expansive open-plan bespoke kitchen/dining area, alongside a spacious lounge and sunroom with bi-fold doors, seamlessly connecting to the South facing wraparound landscaped garden, ideal for indoor/outdoor living. A separate utility, WC, house bathroom, and a flexible 4th bedroom/home office complete this level.

Upstairs, the luxurious principal suite enjoys a private balcony overlooking the Country Park, complemented by a new high-end Bauformat en-suite. Two further double bedrooms, a contemporary house bathroom, and bespoke fitted wardrobes throughout ensure ample storage.

Externally, the property benefits from two mechanized garages and parking for up to five cars.

This is a rare opportunity to own a superbly finished home in a unique location, offering both seclusion and convenience.

INFORMATION

Mains drains and water

Oil fired central heating

Fully double glazed

2 mechanized garages

Parking for 4/5 cars

Parish rates for 2024 were £699

Freehold and Entitled/Licensed













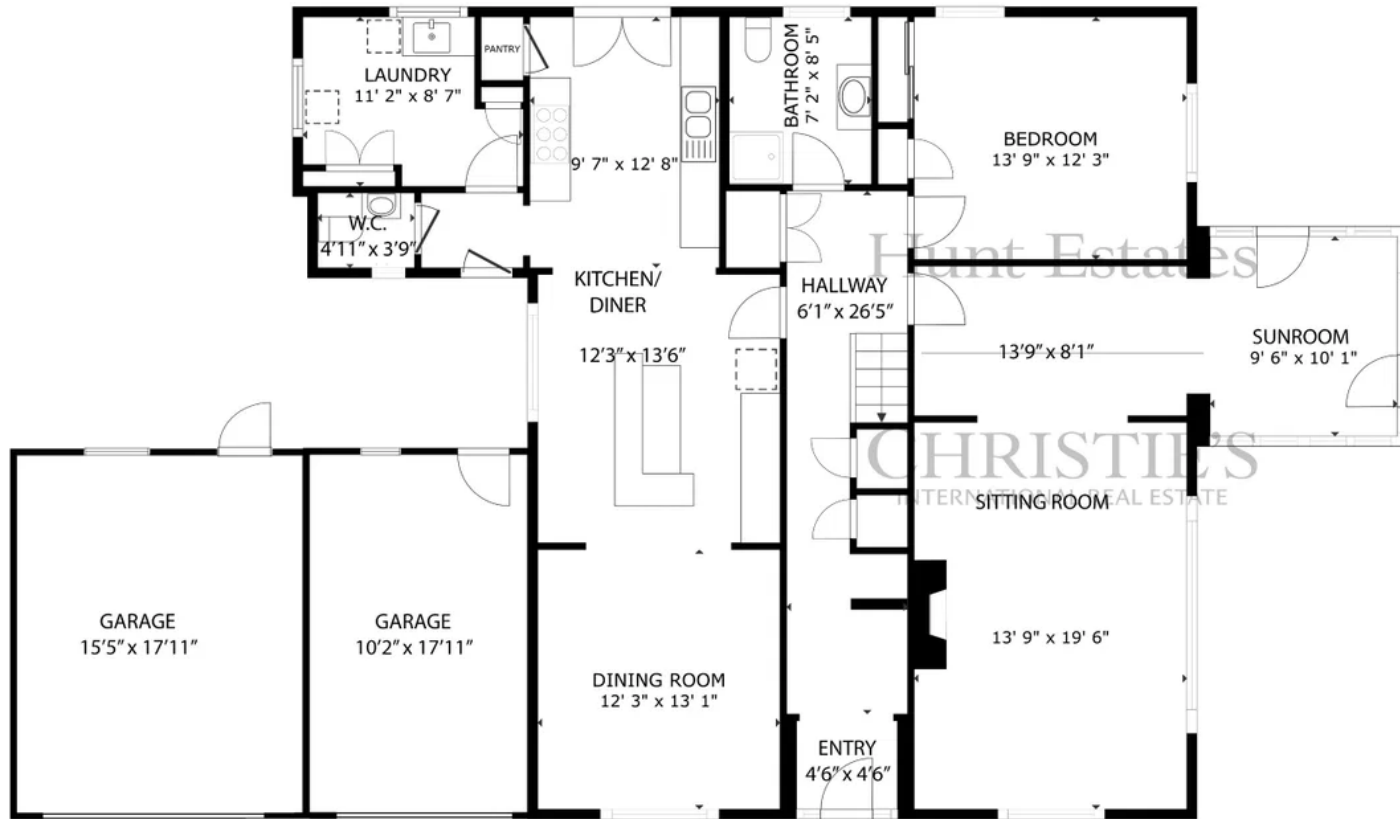




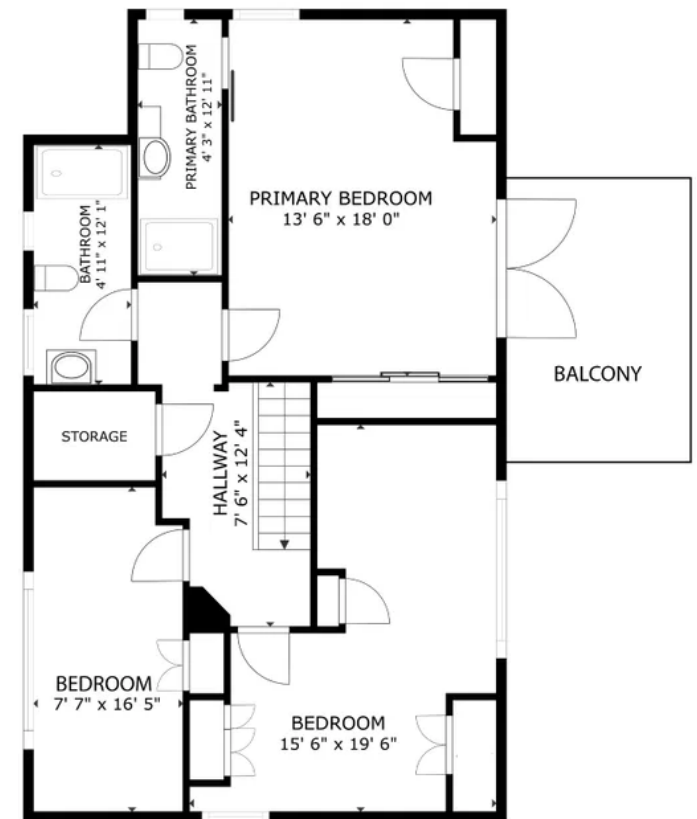
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1501 sq. ft, FIRST FLOOR: 901 sq. ft
 TOTAL: 2402 sq. ft

EXCLUDED AREAS: GARAGE: 458 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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