



**Fairlea La Grande Route De La Cote, St Clement, Jersey, JE2 6SD**  
**£1,575,000**



## La Grande Route De La Cote, St Clement, JE2 6SD

Built in 2010 in a sought-after coastal location, this striking architect-designed home masterfully balances contemporary living with natural warmth. Designed by Nick Dobbs, the four bedroom, four bathroom property is defined by its considered use of space, exceptional craftsmanship, and seamless connection to the outdoors. A striking cedar clad tower stands out as a defining feature of the exterior, while high-spec finishes are apparent throughout the interior.

The entrance hall makes an immediate impression, with a bold contemporary staircase set against soaring ceilings and a dramatic ground-to-first-floor picture window that floods the space with natural light. The ground floor is designed for modern living, with a generous study, a beautifully proportioned kitchen and dining area that flows effortlessly onto the garden, a spacious sitting room, and practical elements including a utility room, cloakroom, and integral garage access.

Upstairs, four double bedrooms each benefit from en-suite bathrooms. Outside, the carefully landscaped garden has a large patio: perfect for al fresco dining. Parking for four cars and an integral single garage add further convenience.

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current

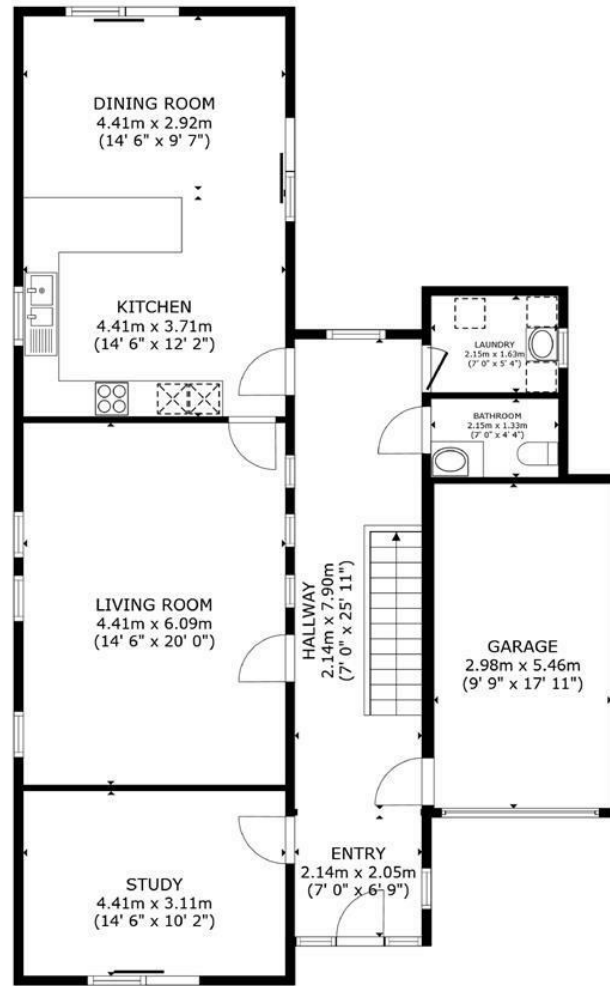
utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### What3Words & Directions

witchcraft.backfires.hoop

Heading in an easterly direction, the property is on the coast road, approximately 100m past Green Island Beach on the lhs.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 102.5 m<sup>2</sup> (1,103 sq.ft.) FLOOR 2 102.9 m<sup>2</sup> (1,107 sq.ft.)  
 EXCLUDED AREAS : GARAGE 16.3 m<sup>2</sup> (175 sq.ft.)  
 TOTAL : 205.3 m<sup>2</sup> (2,210 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



