



## Amberley, St Martin

St. Martin

# £4,650,000

Welcome to Amberley, an elegant residence hidden away down a tranquil tree-lined lane in St Martin. Built in 2002 this stunning property offers over 6000 sq ft of accommodation and combines the timeless charm of Georgian architecture with modern building standards, including concrete floors throughout the property which provide excellent sound insulation. Automatic gates open to a sweeping driveway that leads to the rear of the property where there is an integral double garage and ample forecourt parking. The main house has excellent living areas on the ground floor with all principle rooms enjoying a south facing aspect as well as access to a large terraced area with steps leading down to the garden. The spacious entrance hall allows a generous amount of light to flow throughout the propert...

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# Gallery



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# Property Details

**Location:** Amberley, St Martin

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The main house has excellent living areas on the ground floor with all principle rooms enjoying a south facing aspect as well as access to a large terraced area with steps leading down to the garden. The spacious entrance hall allows a generous amount of light to flow throughout the property which gives a lovely open plan feel. The kitchen offers a fabulous family area which is divided by a central double faced log burner which leads to the snug and outside terrace. To the west side of the kitchen is a double door leading to a sheltered al Fresco area.

The first floor provides three stunning double bedrooms, each with its own en-suite whilst the Primary and Secondary bedrooms also boast their own dressing rooms. The fourth bedroom is situated within an integral apartment with its own kitchen and bathroom providing flexible accommodation and is perfect for a dependent relative or older child. Alternatively this section of the property could be easily incorporated into the main house should one wish.

As you ascend to the second floor there is a spectacular entertainment space with endless possibilities. This room has a full size snooker table and fully equipped bar with wine fridges, ice machine etc. Everything you need to entertain !

Externally the property enjoys a large south facing lawned garden with the borders full of specimen trees and shrubberies as well as a lovely stream meandering at the bottom of the garden. To the rear of the property there is a full size all season tennis court perfect for the sports enthusiasts.

For more information or to arrange a viewing please call Jon Rabey - Head of High Value Residency on 07829881441 or email [jonr@gaudin.je](mailto:jonr@gaudin.je)

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# Key Features

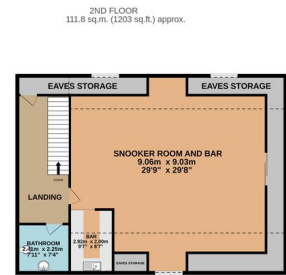
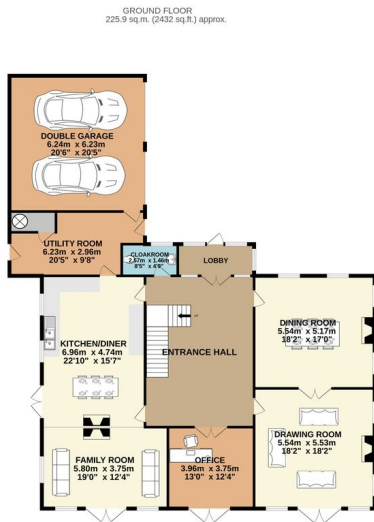
For Sale	Beds: 4	Baths: 4
Area: 6082 ft <sup>2</sup>	Georgian architecture built in 2002	High quality build with concrete floors throughout
Flexible accommodation & numerous reception rooms	3-double bedrooms all en-suite, main house	1-double bedroom integral apartment
Adult games room with fully fitted bar & full size snooker table	Manicured gardens, expansive South facing terracing & tennis court	Set behind private gates
Ample space for a swimming pool should it be desired	Double garage & ample forecourt parking	

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# Floor Plans



TOTAL FLOOR AREA: 565.6 sq.m. (6088 sq.ft.) 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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