



Melrose Development  
La Route Orange  
St. Brelade  
JE3 8GQ

£1,650,000

FC190

FREEHOLD - Built by Ashbe Construction this exceptional residence forms part of an exclusive gated development of just ten luxury eco-homes. Crafted by highly respected builders known for their superior workmanship and refined, high-end finishes, this property delivers an outstanding standard of modern family living. Offering approximately 2,350 sq ft of beautifully designed accommodation arranged over three floors, the home features four generous double bedrooms and three elegantly finished bathrooms. Every detail has been thoughtfully considered, blending contemporary style with premium materials throughout, all that remains is to name your new home.

The ground floor welcomes you with a bright entrance hall leading to a separate living room, complete with bespoke joinery and a feature fireplace. To the rear, a stunning open-plan kitchen and dining room showcases state-of-the-art integrated appliances, luxury finishes, and French doors opening onto a large, private west-facing garden. This level also includes a fitted utility room, a contemporary WC, and underfloor heating beneath porcelain herringbone flooring.

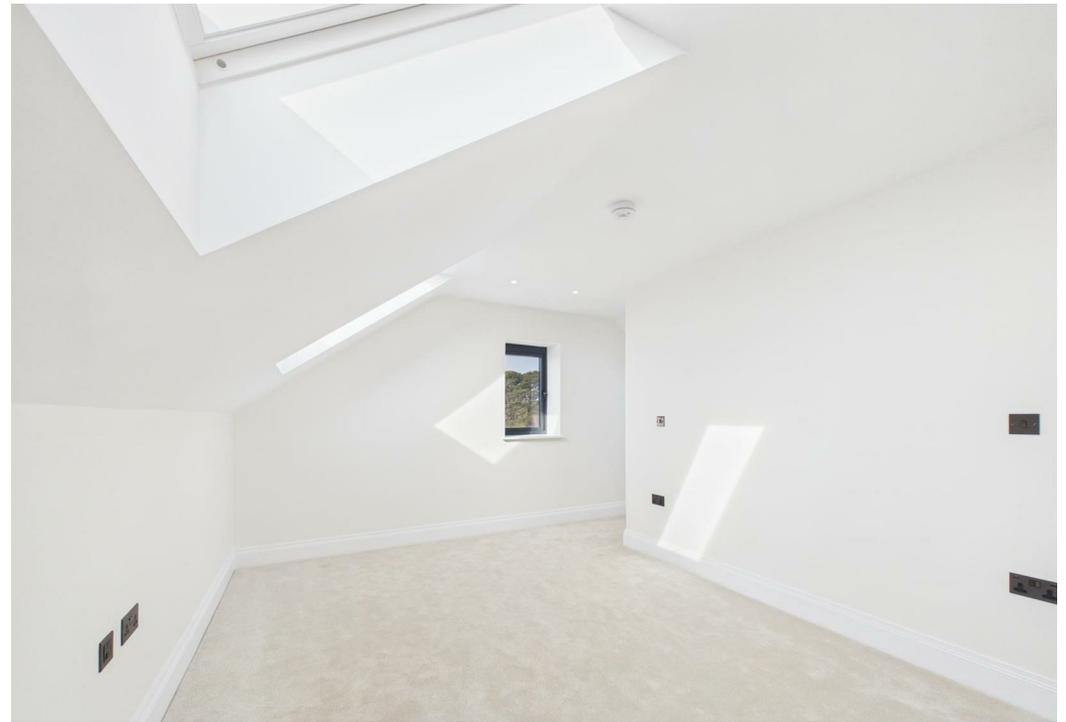
A handcrafted oak staircase with twisted oak spindles leads to the first floor, where the premier bedroom suite boasts a bespoke oak dressing room and stylish ensuite. A study, an additional spacious double bedroom, and a beautifully appointed house bathroom complete this level. The top floor offers two further excellent double bedrooms, one with a dressing nook along with a second house bathroom, providing ample privacy and flexibility for family or guests.

Externally, the property benefits from a large single garage with EV charging, driveway parking for one vehicle, and visitor parking within the gated community.











Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2381 ft<sup>2</sup>

221 m<sup>2</sup>

**Reduced headroom**

73 ft<sup>2</sup>

6.8 m<sup>2</sup>

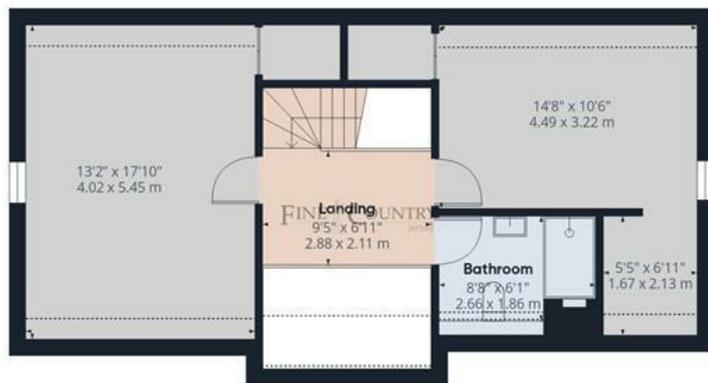
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2



**Outside**

Large West facing sunny rear garden

Parking

Large single garage

E-charging points.

**Services**

All mains services excluding gas

Electric underfloor heating

Rooftop solar PV panelling

**Directions**

Follow Route Orange heading west. Continue straight until you approach La Moye School. Just before you reach the school, look to your right, Melrose development will be clearly visible

**Call us on**

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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 and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.