

# Dessous les Hougues

La Route de L'Etacq, St Ouen, JERSEY JE3 2FB



RES203  
Freehold A-H & J Category

*Fall in love with your new home*



THOMPSON ESTATES



Grange Developments bring a fusion of great design, meticulous planning and uncompromising attention to detail. Each Grange property is designed to suit today's modern lifestyle and Dessous les Hougues is the latest exclusive development of 10 homes all constructed to the highest standard using quality materials.

Dessous les Hougues is a peaceful and tranquil development that nestles comfortably in L'Etacq with a backdrop of a beautiful granite cliff to the east and views of the coastline to the west where the Atlantic waves provide the best surfing in Jersey. Easy access is available to local beaches, golf clubs and the airport.

The new homes combine the very best of traditional house building skills with innovative design technology and local materials. Designed to blend in with the established properties in the area, each of the new homes is being constructed with granite or rendered external finishes and slate or farmhouse tiled roof coverings.

The development is accessed through electric gates that lead to a communal courtyard with 2 designated parking spaces. Each home comprises 2 double bedrooms and a study/third single bedroom, a bathroom and en suite shower room, a bright and spacious reception room, a modern kitchen fully equipped with integrated appliances and a large loft purposely designed for future expansion. To the front and rear are landscaped gardens.

***Carpets and Amtico flooring included & great incentives offered to investors!***

**For further details contact**

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# Site Plan



SITE PLAN

# Site plan & Parking layout



environmental restricted to species ant of nia tylistus x , Tamarix pp, Rosa

park

**Block 1 – Ground Floor**

**PLOT 1**

**PLOT 2**

**PLOT 3**

**Block 1 – First Floor**

**PLOT 1**

**PLOT 2**

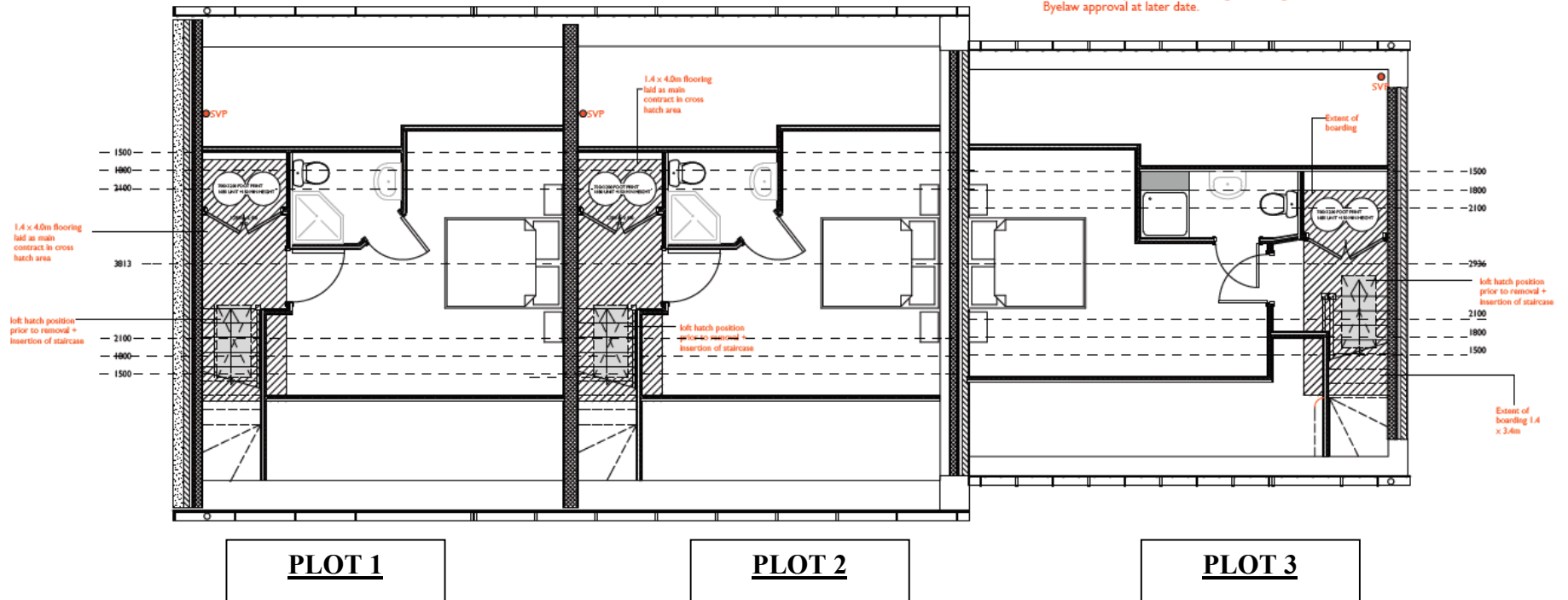
**PLOT 3**

# Block 1 – Roof space ~ Potential conversion

NOTE: Layout shows potential conversion of roofspace to additional habitable accommodation BUT this is subject to P&E Planning & Building Byelaw approval at later date.

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**Block 2 – Ground Floor**

**PLOT 7**

**PLOT 6**

**PLOT 5**

**PLOT 4**

**Block 2 – First Floor**

**PLOT 7**

**PLOT 6**

**PLOT 5**

**PLOT 4**

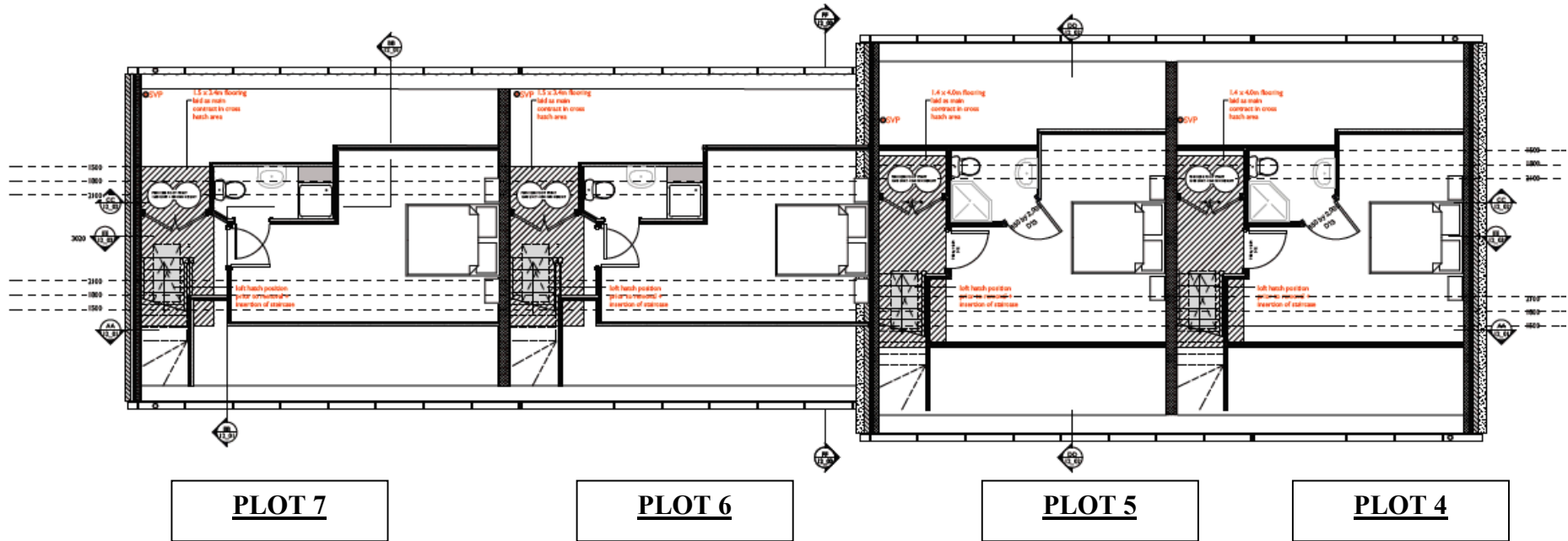
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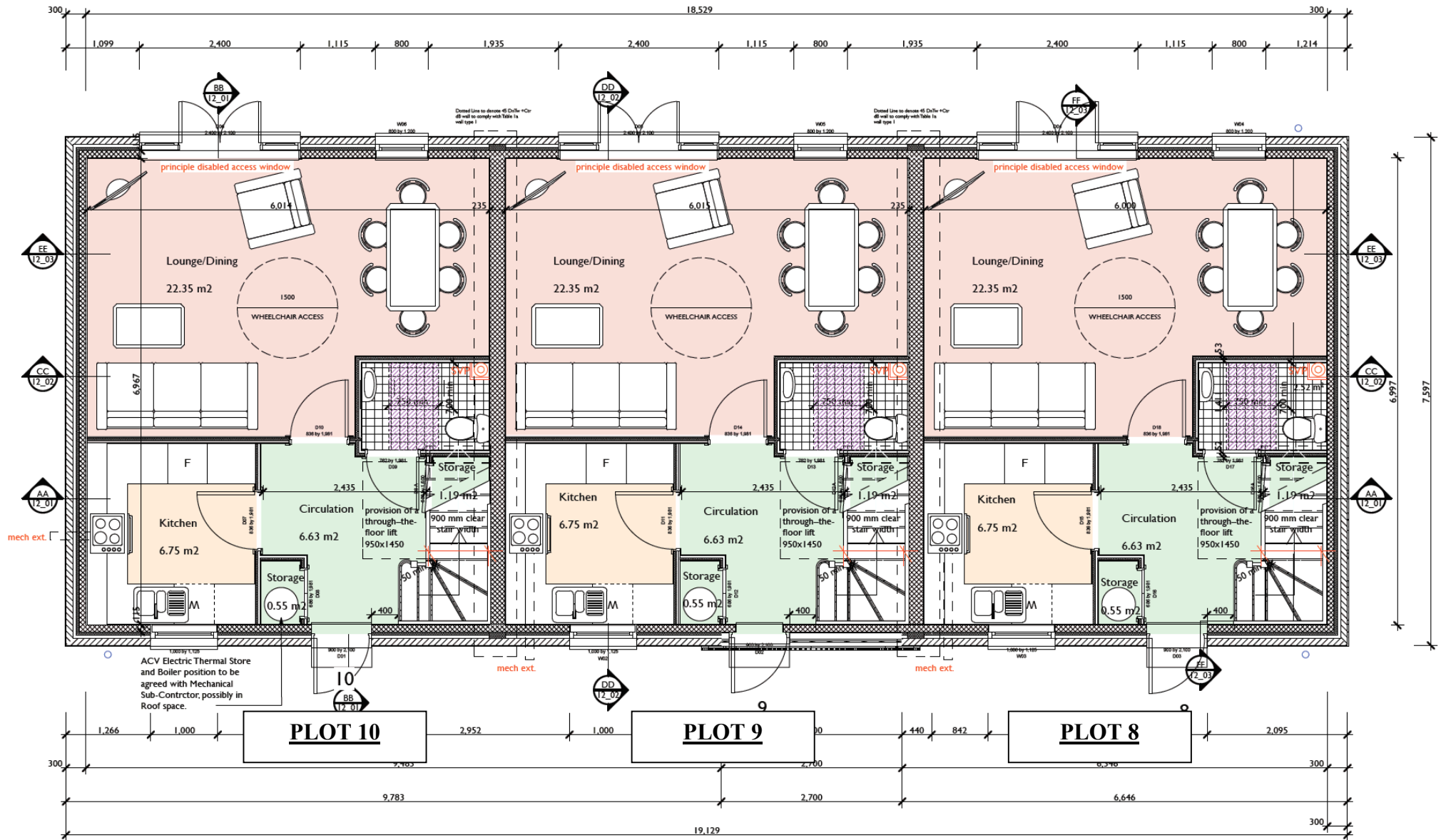
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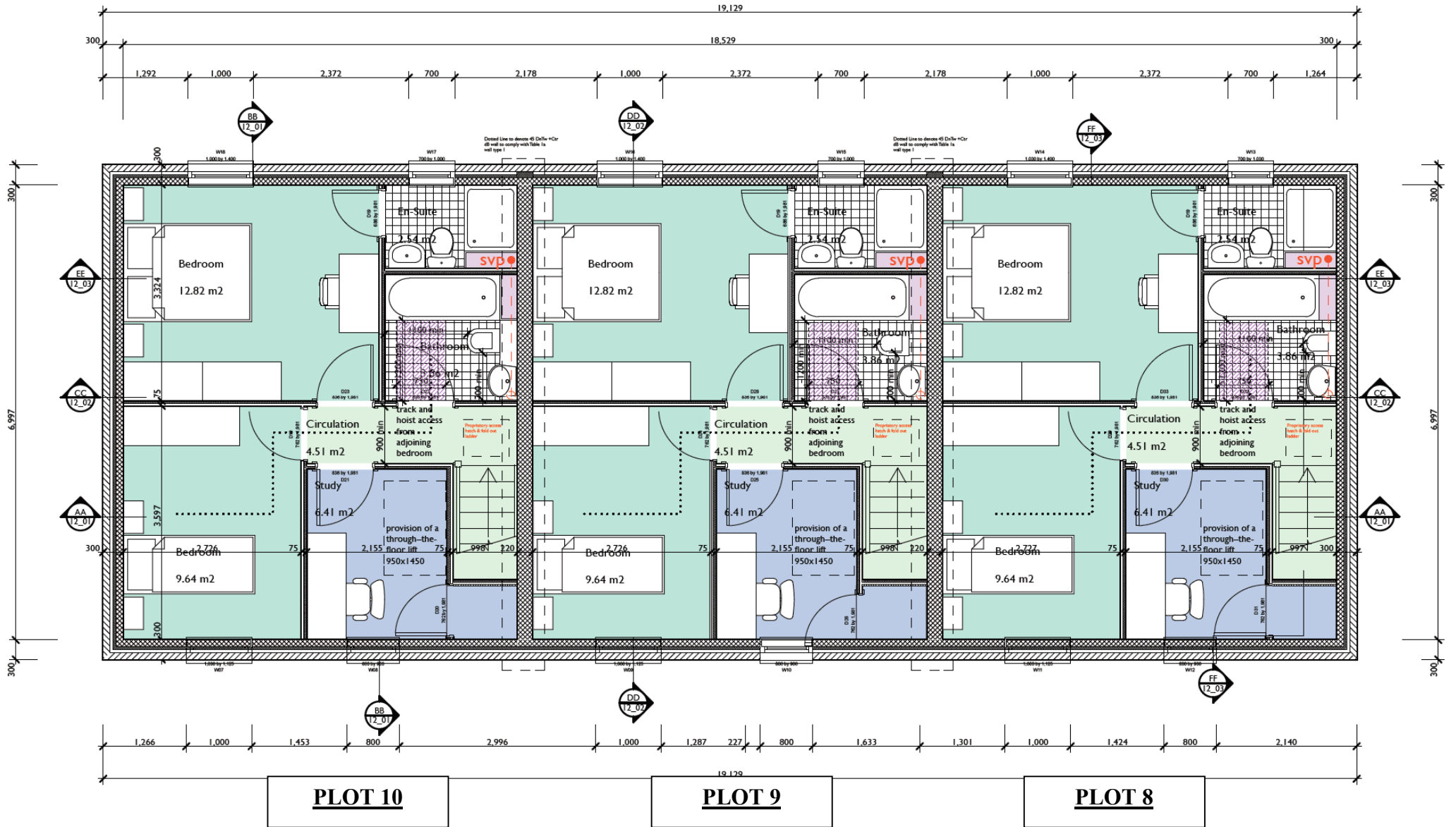
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# Block 3 – Ground Floor



# Block 3 – First Floor

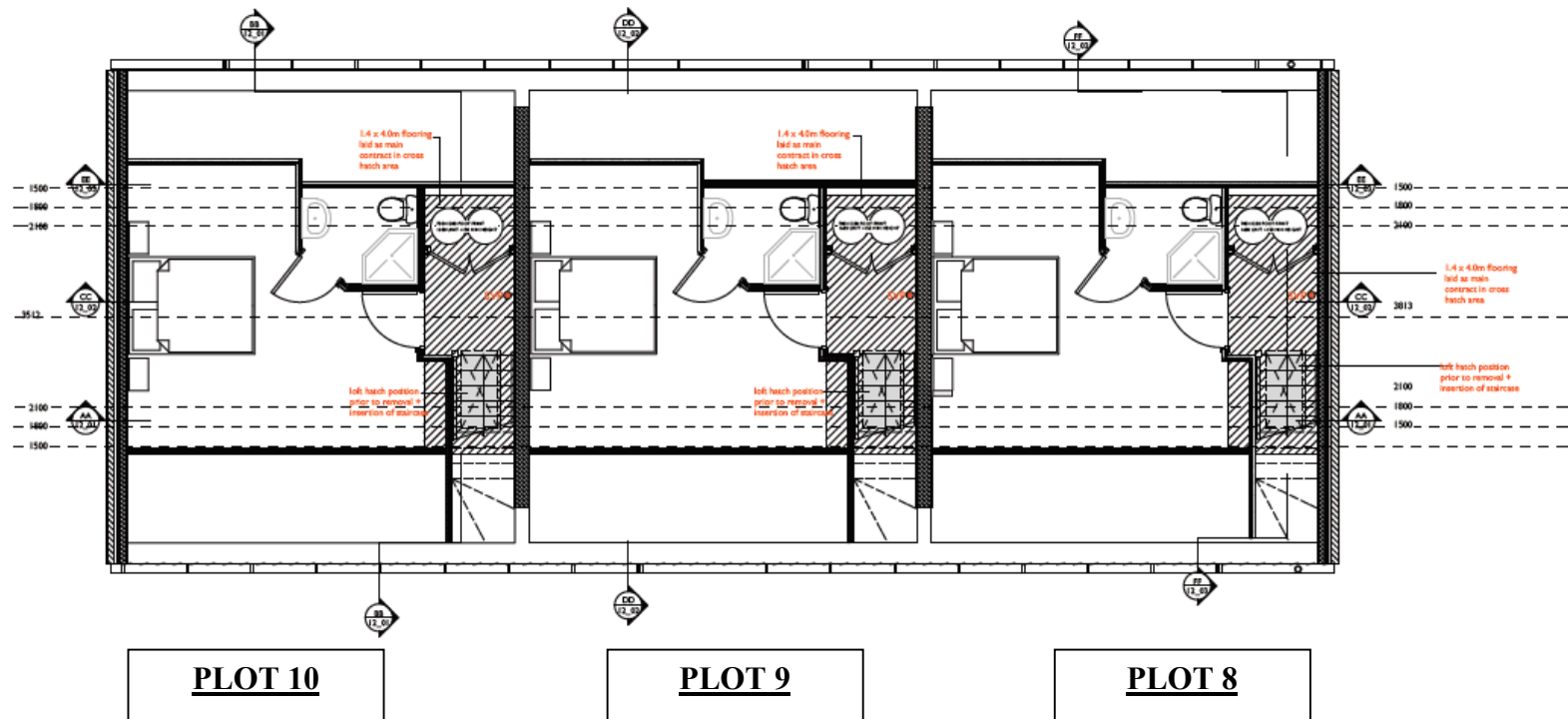


## Block 3 – Roof space ~ Potential conversion

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**Internal Finishes:**

Plastered ceilings and walls with emulsion paint finish, generally Dulux Gardenia to walls, with white finish to ceilings and walls in kitchen, utility, bathroom, cloakroom and en-suite. Carpets throughout and Amtico flooring in the kitchen, bathrooms & cloakroom.

**Internal Joinery:**

Dulux white satinwood.

**Internal hardwood:**

Clear satin finish.

**Internal Joinery:**

Architraves, skirting and window boards in MDF. Door stops in softwood. Carpet pieces in hardwood

**Internal Doors:**

Hardwood Oak veneer.

**Door Ironmongery:**

Satin chrome.

**Stairs:**

Painted strings, balusters and string capping. Hardwood newel posts and handrail.

**Electrical:**

Ground Floor: Satin chrome light switches and sockets.  
 First Floor: White light switches and sockets.  
 Mains operated smoke detectors to all floors.  
 Satellite/T.V./F.M. to Lounge.  
 Satellite T.V. to Kitchen, all Bedrooms and Study.  
 Telephone points (with cat 5 cable) to Lounge x 2 and Study.  
 Double electrical sockets throughout.  
 Extract fans to all bathrooms  
 Door bell.  
 Central heating programmer.  
 Low voltage satin chrome Down lighters with chrome bezel to kitchen including under wall units, bathroom, en-suite and cloakroom, pendant lighting elsewhere

**Sanitary ware:**

Modern design white Duravit sanitary ware with chrome fittings. Thermostatic mains water pressure showers. Steel baths with enamelled white finish. White shower trays and chrome finish shower doors/bath screens. Chrome finish towel rails.

**Heating/Hot water:**

Wet 'Faral' type radiators finished in white. Electric boiler and mains pressure hot water cylinder with immersion heater.

**Kitchen:**

Modern kitchen units with laminate worktops. Appliances include NEFF Electric oven, NEFF ceramic hob, NEFF extractor hood, NEFF integrated fridge and freezer, integrated Indesit dishwasher and Indesit washer/drier. One and a half bowl stainless steel sink with chrome mono-bloc tap. Appliances are stainless steel where visible. Amtico flooring.

**Kitchens: -**

	<b>Door</b>	<b>Worktop</b>
1	Gloss Walnut	Glacial Storm ) 60mm
2	Gloss Stone	Block Walnut 60mm
3	Gloss Stone with featured Walnut	Woodmix Block ) 60mm
4	Gloss White	Woodmix Block 60mm
5	Gloss Stone	Block Walnut 60mm
6	Gloss Walnut	Glacial Storm 60mm
7	Gloss White	Woodmix Block 60mm
8	Gloss Stone	Woodmix Block 60mm
9	Gloss White	Block Walnut 60mm
10	Balmoral, platinum white finish	Classic Corn 40mm

**Tiling:**

Cloaks half tiled, Bathrooms and en-suite fully tiled.

**Roof Space:**

**The roof space has been specifically designed with attic trusses to allow the future conversion of the roof space without the need for massive upheaval in doing so. Electrical and plumbing services are also provided for ease of conversion. A light and power socket is provided for Satellite/T.V. supply. Loft access trap door and ladder is also provided.**

**External:**

Half lantern light fitting to front and rear doors.

**External works:**

Paving and patios in buff riven concrete slabs.  
Rear boundary fencing 1.5m close boarded with gates to all properties.  
Block paved driveways and car parking areas.  
Lawns seeded.

**Elevations:**

Steel painted front doors with chrome ironmongery.  
High performance French doors.  
Aluminium seamless gutters.  
Painted high performance timber windows.

**Additional information:**

The sale documentation includes the individual properties with the quarry and car parking areas making up the shared common areas. A residents association will be set up to administer the common areas.

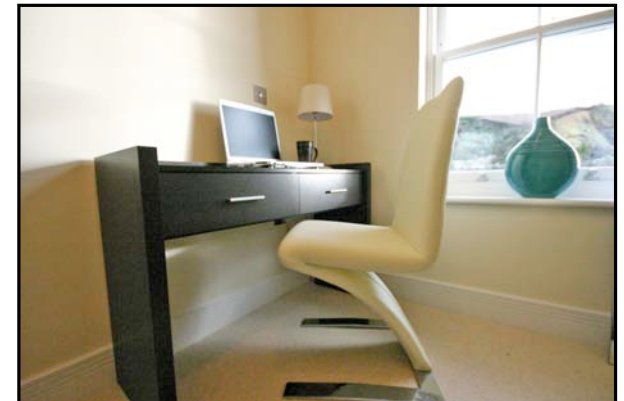
The developer has commissioned a U.K. specialist Geologist to create a safe area for the houses to be constructed in. The Geologist has produced a report confirming that all the work had been constructed in accordance with his requirements.

A drainage system has been designed and constructed to deal with the surface water from within the quarry.

The site has been Architect designed and the developer retains the services of the Architect and structural Engineer throughout the development period to ensure the development is built in accordance with the design and all the professionals have Professional Indemnity Insurance cover.

Houze Construction, a highly reputable local construction company have been contracted to build the houses. A twelve month snagging period is offered by the developer after completion.

The developer will provide 3<sup>rd</sup> party insurance cover for the residents association to cover all the common parts, together with individual buildings insurance for each house for the first year of occupancy. This is arranged through Reed Insurance.



## **Unit 1 – Show Home – SOLD**

### **Ground Floor**

Lounge/Diner - 23' 8" x 13' 1" (7.23m x 4.00m)

Kitchen – 10' 5" x 6' 4" (3.20m x 1.95m)

Cloakroom – 3' 6" x 4' 0" (1.09m x 1.23m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite Shower Room – 6' 8" x 4' 1" (2.04m x 1.25m)

House Bathroom – 6' 8" x 6' 6" (2.04m x 2.00m)

Bedroom 2 – 12' 6" x 8' 11" (3.83m x 2.73m)

Study/Bedroom 3 – 6' 9" x 7' 0" (2.60m x 2.16m)

## **Unit 2 - £545,000**

### **Ground Floor**

Lounge/Diner – 23' 8" x 13' 1" (7.23m x 4.00m)

Kitchen – 10' 5" x 6' 4" (3.20m x 1.95m)

Cloakroom – 3' 6" x 4' 0" (1.09m x 1.23m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite Shower Room – 6' 8" x 4' 1" (2.04m x 1.25m)

Bedroom 2 – 12' 6" x 8' 11" (3.83m x 2.73m)

Study/Bedroom 3 – 6' 9" x 7' 0" (2.60m x 2.16m)

House Bathroom – 6' 8" x 6' 6" (2.60m x 2.16m)

## **Unit 3 - £555,000**

### **Ground Floor**

Lounge/Diner – 21' 0" x 15' 3" (6.42m x 4.65m)

Kitchen - 12' 4" x 8' 1" (3.78m x 2.48m)

Cloakroom – 5' 6" x 3' 11" (1.70m x 1.20m)

### **First Floor**

Master Bedroom – 12' 5" x 10' 9" (3.80m x 3.30m)

En Suite Shower Room – 6' 6" x 4' 0" (2m x 1.23m)

House Bathroom – 6' 6" x 6' 6" (2m x 1.99m)

Bedroom 2 – 12' 5" x 6' 10" (3.80m x 2.10m)

Study/Bedroom 3 – 9' 10" x 6' 10" (3.00m x 2.10m)

## **Unit 4 – SOLD**

### **Ground Floor**

Lounge/Diner – 19' 9" x 15' 2" (6.03m x 4.63m)

Kitchen – 8' 11" x 6' 8" (2.73m x 2.50m)

Cloakroom – 6' 3" x 4' 0" (1.92m x 1.23m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite Shower Room – 6' 8" x 4' 1" (2.05m x 1.25m)

Bedroom 2 – 12' 6" x 8' 11" (3.83m x 2.73m)

Study/Bedroom 3 – 6' 9" x 7' 0" (2.70m x 2.10m)

House Bathroom – 6' 8" x 6' 6" (2.05m x 2.00m)

## **Unit 5 - £545,000**

### **Ground Floor**

Lounge/Diner – 19' 9" x 15' 2" (6.03m x 4.63m)

Kitchen – 8' 11" x 6' 8" (2.73m x 2.50m)

Cloakroom – 6' 3" x 4' 0" (1.92m x 1.23m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite Shower Room – 6' 8" x 4' 1" (2.05m x 1.25m)

Bedroom 2 – 12' 6" x 8' 11" (3.83m x 2.73m)

Study/Bedroom 3 – 6' 9" x 7' 0" (2.70m x 2.10m)

House Bathroom – 6' 8" x 6' 6" (2.05m x 2.00m)

## **Unit 6 - SOLD**

### **Ground Floor**

Lounge/Diner – 20' 5" x 14' 6" (6.23m x 4.44m)

Kitchen – 11' 8" x 9' 9" (3.58m x 2.98m)

Cloakroom – 4' 7" x 3' 4" (1.42m x 1.42m)

### **First Floor**

Master Bedroom – 13' 7" x 10' 5" (4.15m x 3.19m)

En suite shower Room – 7' 1" x 4' 0" (2.18m x 1.23m)

Bedroom 2 – 13' 3" x 9' 8" (4.06m x 2.97m)

Study/Bedroom 3 – 9' 9" x 6' 7" (2.97m x 2.20m)

House Bathroom – 7' 1" x 6' 6" (2.18m x 1.99m)

## **Unit 7 – SOLD**

### **Ground Floor**

Lounge/Diner – 20' 5" x 14' 6" (6.23m x 4.44m)

Kitchen – 11' 8" x 9' 9" (3.58m x 2.98m)

Cloakroom – 4' 7" x 3' 4" (1.42m x 1.42m)

### **First floor**

Master Bedroom – 13' 7" x 10' 5" (4.15m x 3.19m)

En Suite – 7' 1" x 4' 0" (2.18m x 1.23m)

Bedroom 2 – 13' 3" x 9' 8" (4.06m x 2.97m)

Study/Bedroom 3 – 9' 9" x 6' 7" (2.97m x 2.20m)

House Bathroom – 7' 1" x 6' 6" (2.18m x 1.99m)

## **Unit 8 - £520,000**

### **Ground Floor**

Lounge/Diner – 19' 9" x 13' 8" (6.03m x 4.17m)

Kitchen – 8' 11" x 8' 3" (2.73m x 2.53m)

Cloakroom – 6' 3" x 4' 5" (1.93m x 1.35m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite – 6' 8" x 4' 2" (2.04m x 1.29m)

Bedroom 2 – 11' 8" x 8' 11" (3.50m x 2.60m)

Study/Bedroom 3 – 8' 6" x 7' 0" (2.61m x 2.15m)

House Bathroom – 6' 4" x 3' 6" (1.94m x 1.90m) (approx)

## **Unit 9 - £499,000**

### **Ground Floor**

Lounge/Diner – 19' 9" x 13' 8" (6.03m x 4.17m)

Kitchen – 8' 11" x 8' 3" (2.73m x 2.53m)

Cloakroom – 6' 3" x 4' 5" (1.93m x 1.35m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite – 6' 8" x 4' 2" (2.04m x 1.29m)

Bedroom 2 – 11' 8" x 8' 11" (3.50m x 2.60m)

Study/Bedroom 3 – 8' 6" x 7' 0" (2.61m x 2.15m)

House Bathroom – 6' 4" x 3' 6" (1.94m x 1.90m) (approx)

## **Unit 10 - SOLD**

### **Ground Floor**

Lounge/Diner – 19' 9" x 13' 8" (6.03m x 4.17m)

Kitchen – 8' 11" x 8' 3" (2.73m x 2.53m)

Cloakroom – 6' 3" x 4' 5" (1.93m x 1.35m)

### **First Floor**

Master Bedroom – 12' 10" x 10' 11" (3.92m x 3.33m)

En Suite – 6' 8" x 4' 2" (2.04m x 1.29m)

Bedroom 2 – 10' 0" x 6' 9" (3.50m x 2.60m)

Study/Bedroom 3 – 8' 6" x 7' 0" (2.61m x 2.15m)

House Bathroom – 6' 4" x 3' 6" (1.94m x 1.90m) (approx)

*The information contained in this brochure is for guidance only. Grange Developments operates a policy of continuous product development and features may therefore vary from time to time. The information does not constitute a contract or warranty. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only.*

