



**CHRISTIE'S** | Hunt Estates  
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Beautiful Granite Family Home  
St Ouen, Jersey



## BEAUTIFUL GRANITE FAMILY HOME

A well-presented spacious family home with pillared entrance driveway approach, giving a sense of 'arrival'. This fine home, with its attractive granite façade, is approx. 4000 sq ft and offers a growing family the space to all be together or find areas for quieter moments when needed. The entrance hall has a glazed wall allowing the light to flood in.

The main heart of the property is the open plan sitting/dining room and luxury kitchen area with centre island. Folding doors lead out at the same level to the deep patio and safe, walled, low maintenance garden area. It enjoys the sun all day and is a lovely space to entertain family and friends in the summer months. There is more than enough space for children to play and being fully enclosed it is safe for children and pets. There is also a utility room and cloakroom at ground floor level.

At first floor level there are three spacious bedrooms, one being en-suite and a family bathroom. There is also a 'bonus' room that can be accessed from two bedrooms that would be useful as a hobby room, playroom, or further wardrobe space.

The second floor has staircase access, it is floored with Velux windows and is ready for a new family to complete, as another bedroom or useable space.

















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Live every moment  
Laugh every day  
Love heart id words

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One of the main benefits of this home is the flexibility to be a multi-generation home. The ground floor area has a bedroom suite with walk-in wardrobe, bathroom with bath and a separate shower.

This could be perfect for an extended family or visiting elderly relatives. Alternatively, it could be used as an extra reception room.















In addition, plans have recently been passed to create a wonderful two story extension providing further space for accommodation, should this be required. On the ground floor would be a dining room and playroom and on the upper floor a dressing room and home office.

The car or bike enthusiast will love the triple garage which has stairs to the roof space for further storage. The forecourt area has ample parking for more than 10 cars.

The property is located in St Ouen and is just a short drive (approx. 3 minute) to St Ouen's village with its supermarket, pub and church. It is also only a 3-minute drive to St Ouen's Bay where one can enjoy walks on the beach, swimming, and dining in one of the many restaurants.

This wonderful property is for sale for the first time since it was built by the current owners in 2016 and viewings are highly recommended.

Please note that some of the images included have been digitally staged to show how the space can be used.





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## FEATURES

- Substantial detached property
- Open plan sitting/dining room
- Luxury kitchen
- Built by the current owners in 2016
- Flexible accommodation
- Approved plans to extend further
- Low maintenance garden with patio

## INFORMATION

- Mains water and drains
- Electric underfloor heating
- Heat recovery system
- Double glazed windows
- Triple garage and ample parking
- Freehold and Entitled



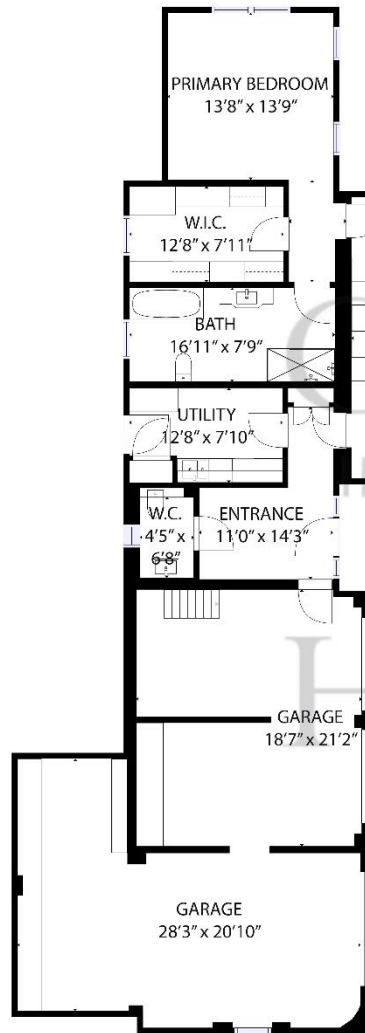
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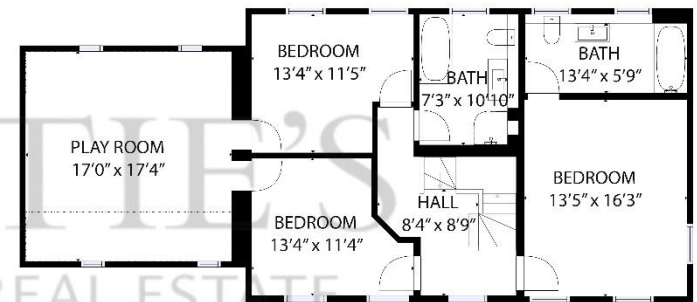
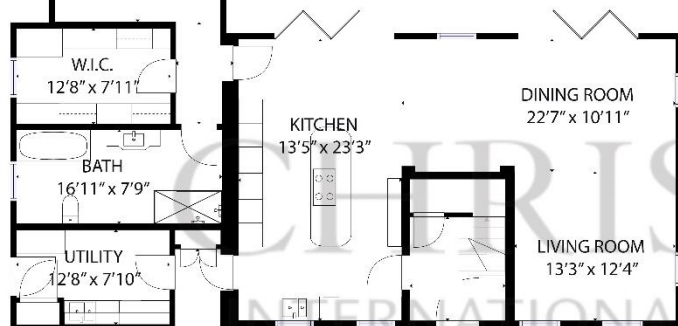
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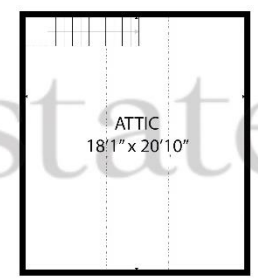
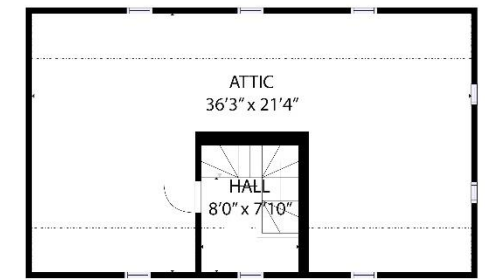




FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 2459 sq. ft, FLOOR 2: 1144 sq. ft  
 FLOOR 3: 515 sq. ft, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 646 sq. ft  
 TOTAL: 4118 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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