



CONTEMPORARY HOME WITH EXTENSIVE VIEWS

This detached, four bedroom property is set on a hill above Grouville and enjoys far reaching views over beautiful countryside and towards the Royal Bay of Grouville.

The contemporary style living accommodation is arranged over three floors with a large, light open plan living, dining and kitchen area occupying the whole of the top floor where there is an additional external entrance and hall. The main living area enjoys a high ceiling and extensive light and privacy.

Here an extensive and deep wraparound balcony is accessed through sliding doors enabling you to take full advantage of the breath taking views across Grouville from inside and outside, and which provides a wonderful setting for dining indoors and outdoors.

The home is one of four similar ones built within walking distance of Queen's Valley. It is accessed by a long drive off a quiet lane which delivers you to dedicated and visitor parking as well as directly to your door where there is a double garage.

The ground floor comprises a double garage with indoor access and an extensive store room.

Once inside there is a fourth bedroom, house bathroom and utility room.

A staircase takes you to the first floor where there are three ensuite bedrooms, each with direct access through sliding doors to a private wraparound sun terrace and lawned area. The main bedroom also enjoys its own dressing room.

This property of nearly 3,000 sq ft is highly recommended by Christie's International/Hunt Estates.

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



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FOR SALE





















FEATURES

- Large open plan living areas on top floor
- Extensive sun terrace
- Views over countryside and towards the sea
- Three en suite bedrooms with access to wraparound terrace and lawn
- Fourth bedroom or office
- Utility room
- Double garage plus external and visitor parking
- Extensive ground floor internal storage
- Two entrances

INFORMATION

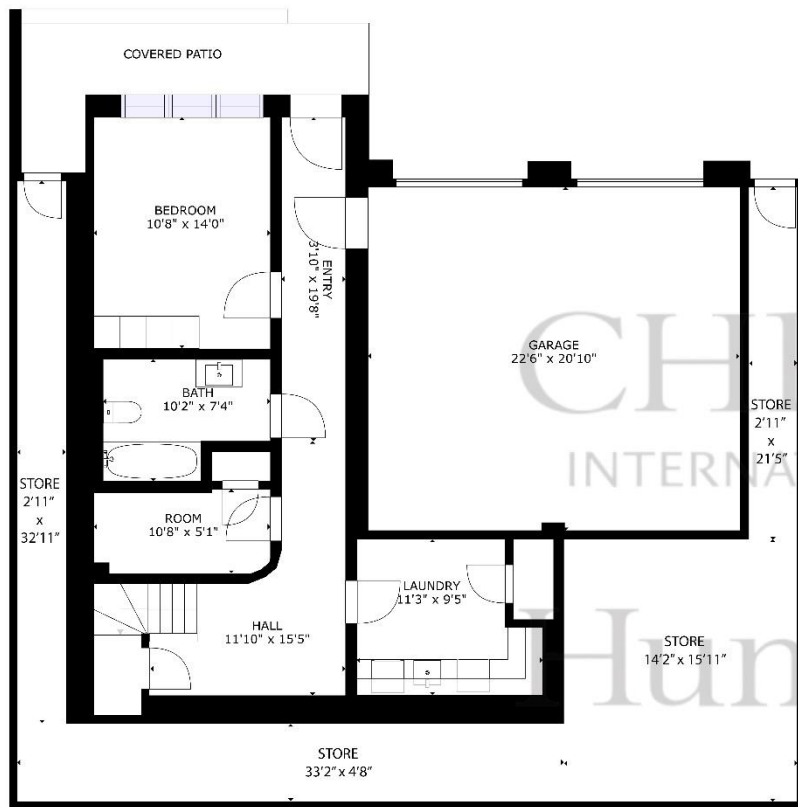
- Mains drains and water
- Wet under floor electric heating provided by an air sourced heat pump
- Double garage plus external and visitor parking
- Freehold and Entitled



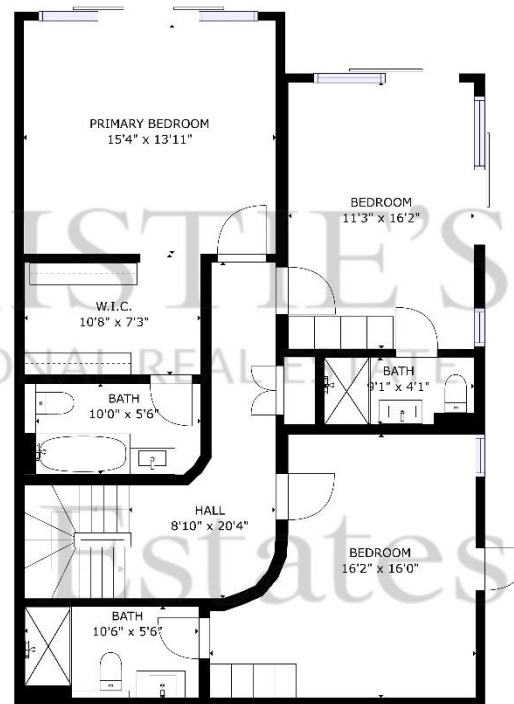
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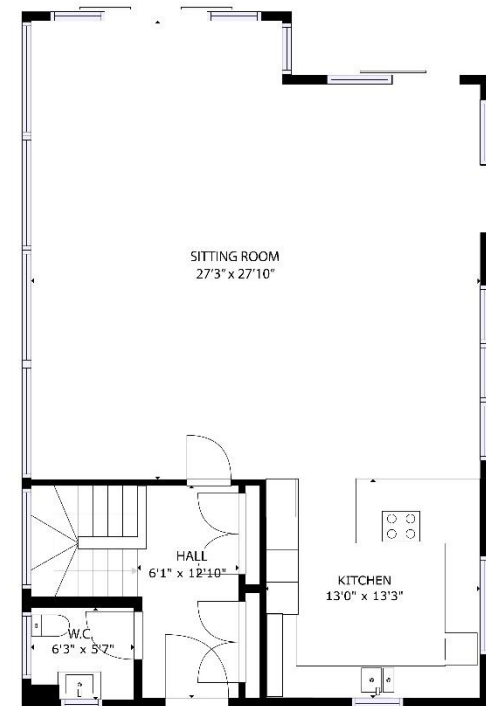
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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 769 sq. ft, FLOOR 2: 1077 sq. ft, FLOOR 3: 1073 sq. ft,
TOTAL: 2919 sq. ft

EXCLUDED AREAS:
GARAGE: 470 sq. ft, STORE: 537 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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