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Stunning, Private, Detached Family Home  
Grouville, Jersey



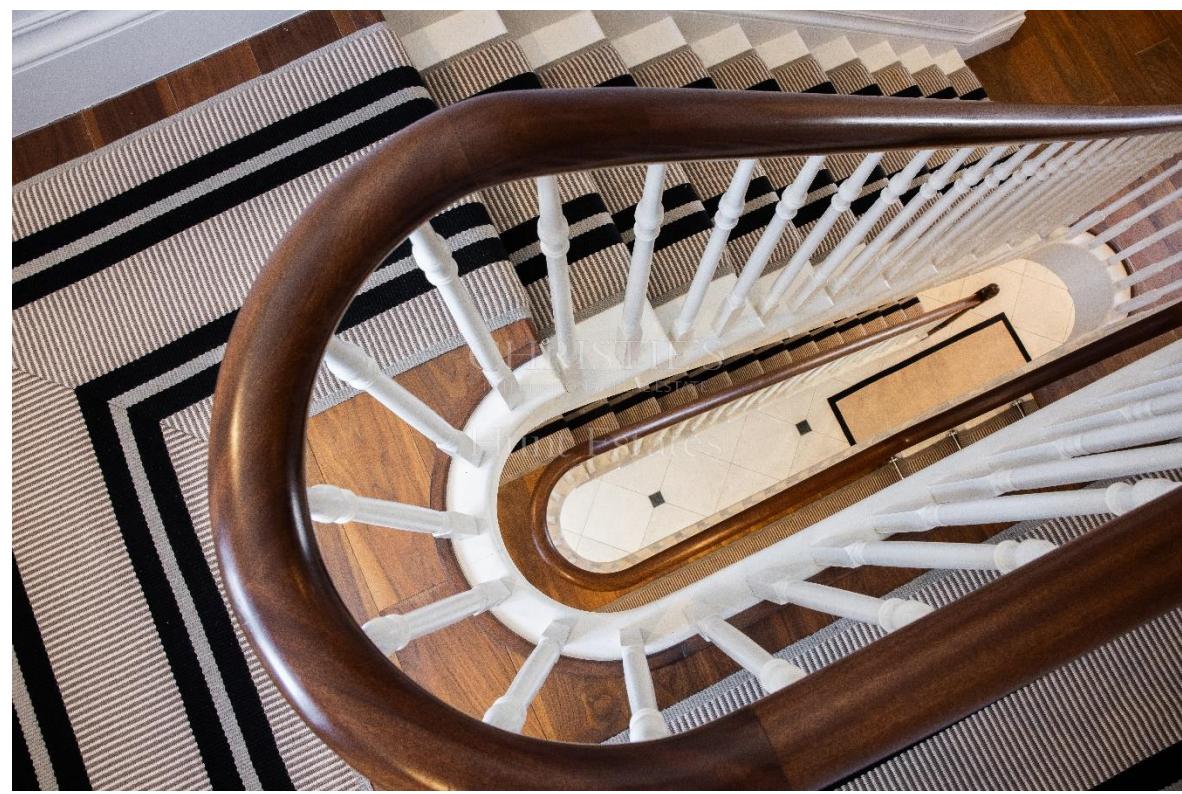
## STUNNING, PRIVATE, DETACHED FAMILY HOME

No expense has been spared on this wonderful private detached home, which has undergone extensive refurbishment in 2024. This impressive property is approached through a gated entrance and there are far-reaching country and sea views from the south facing rooms.

This property has been perfectly designed for entertaining friends and enjoying time with the family. As you enter the property there is a large, bright and airy entrance hall and separate cloakroom.

The property has spacious reception rooms, one of which is a large drawing room and is the heart of the home. From this room there is access to the utility and pantry. The formal dining room with library area fits a 10-to-12-seater table and has a real fire for cold winter evenings. There is also a separate TV room, a great space for teenagers.

There is an impressive kitchen extension built in 2022 of some 40ft long, with centre island and spacious dining/breakfast area.





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There are up to six bedrooms in the main house. To the first floor there are three-bedroom suites and a fourth room which has been converted into a walk-in dressing room.

The main bedroom has a dressing room and en suite bathroom with a freestanding bath and separate shower. It also has access to a private terrace, which has wonderful countryside and distant sea views.

On the second floor there are a further two double bedrooms with en-suite bathrooms and a storage room.



Externally the property benefits from separate areas. There is a pool house, which has a kitchenette and shower room. There is staff/guest accommodation with a bedroom with an en-suite shower room. In addition, above the garage there is a room that is currently used as an office and gym, which also has a kitchen area.

The property benefits from x 2 double garages, one of which has recently been built with an eco-roof, storage and gardeners WC and kitchenette. There is also ample driveway parking.



To the rear of the property, there is a large, terraced area with a heated pool and a pool tiki hut/bar. This is a great space for al fresco dining and entertaining friends and family in the summer months. In addition, the terraced area above the kitchen extension enjoys wonderful countryside views. To the south of the property, there is a landscaped garden with sunken seating area enjoying all day sunshine.

Situated in the country parish of Grouville, local amenities, leisure facilities, schools, including St Michael's preparatory and the centre of St Helier are all within a 10 minute drive.

The property has been finished to an extremely high standard and is ready for a new family to call this beautiful house a home. Highly recommended for viewings.



## FEATURES

- 5 / 6 bedroom detached family home
- 3 reception rooms in main house
- Beautifully presented throughout
- Separate area for staff/guests
- Tiled, heated pool with electric cover and pool tiki bar
- Wonderful countryside and distant sea views
- Sonos installed throughout pool and rear terraced areas
- Short drive to local amenities, leisure activities and schools

## INFORMATION

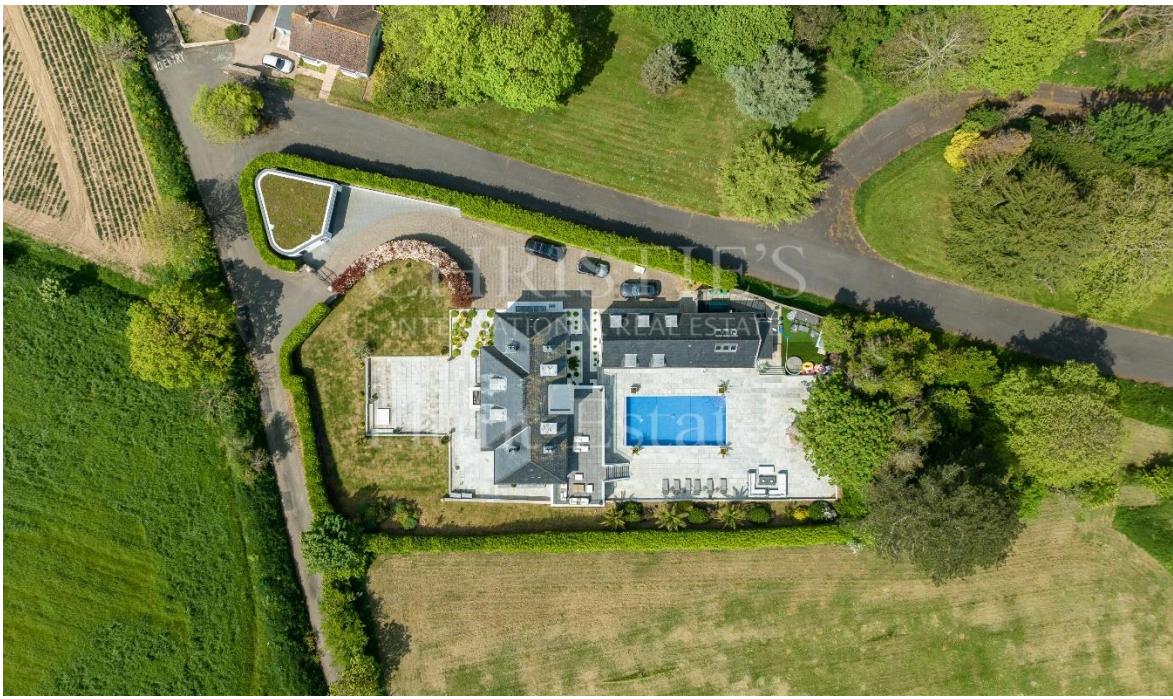
- Mains water and drains
- Oil fired central heating
- Underfloor heating on ground floor
- 2x double garages and ample driveway parking
- Freehold and Entitled/Licensed



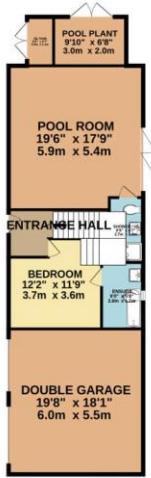
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UNIT - GROUND FLOOR  
1009 sq.ft. (93.4 sq.m.) approx.



UNIT - 1ST FLOOR  
342 sq.ft. (31.6 sq.m.) approx.



GROUND FLOOR  
239 sq.ft. (22.3 sq.m.) approx.



KITCHEN/DINING ROOM  
40'8" x 20'10"  
12.4m x 6.4m

RECEPTION ROOM  
29'4" x 24'8"  
8.9m x 7.5m

LIVING ROOM  
17'5" x 13'3"  
5.3m x 4.0m

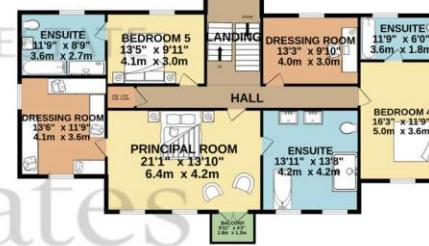
LIBRARY  
22'5" x 11'9"  
6.8m x 3.6m

UTILITY ROOM  
12'4" x 6'1"  
3.8m x 1.9m

WC  
8'9" x 3'6"  
2.7m x 1.05m

1ST FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.

2ND FLOOR  
770 sq.ft. (71.3 sq.m.) approx.



ENSUITE  
11'9" x 8'9"  
3.6m x 2.7m

BEDROOM 5  
13'5" x 9'11"  
4.1m x 3.0m

LANDING

DRESSING ROOM  
13'3" x 9'10"  
4.0m x 3.0m

HALL

ENSUITE  
11'9" x 6'0"  
3.6m x 1.8m

BEDROOM 4  
14'9" x 11'9"  
5.0m x 3.6m

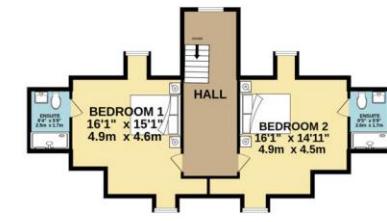
PRINCIPAL ROOM  
21'1" x 13'10"  
6.4m x 4.2m

DRESSING ROOM  
10'6" x 11'9"  
4.1m x 3.6m

HALL

BEDROOM 1  
16'1" x 15'1"  
4.9m x 4.6m

BEDROOM 2  
16'1" x 14'11"  
4.9m x 4.5m



TOTAL FLOOR AREA : 6098 sq.ft. (566.5 sq.m.) 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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