



Waters Edge, La Rue De La Forge, Grouville
£1,650,000

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Waters Edge, La Rue De La Forge

Grouville, Jersey

Close to the beach, village and the golf course. On a regular bus route and very close to many amenities.

- Plans approved to build a 3400 square foot modern home
- Unrivalled location overlooking the sea, Royal Jersey golf course and Gorey Castle
- Stand out living space with large terrace to enjoy the views
- 4 bedroom suites including a fantastic principle suite
- Home cinema, 2 offices, utility/boot room
- Integral double garage and gated parking
- Wrap around garden and terracing
- Plans and build costs available upon request
- Sole Agent
- Contact Roger roger@broadlandsjersey.com for more information



Waters Edge, La Rue De La Forge

Grouville, Jersey

Nestled on an exceptional plot in an unrivalled location, overlooking the sea, Royal Jersey golf course, and Gorey Castle, this property offers a unique opportunity to build a stunning 3400 square foot modern home. The approved plans showcase a standout living space opening onto a large terrace, perfect for taking in the breathtaking panoramic views. Boasting 4 bedroom suites, including a fabulous principle suite, a home cinema, 2 offices, utility/boot room, an integral double garage, and gated parking, this is designed with luxury living in mind. The wrap-around garden and terracing enhance the outdoor living experience. Detailed plans and build costs are available upon request.

With a wrap-around private garden, effortlessly blending the outdoor and indoor living spaces. Accessible from the living area, the terrace allows seamless enjoyment of the remarkable views, creating an ideal setting for entertaining or relaxation. The integral double garage provides convenience and security, while the gated parking accommodating 3/4 cars offers practicality for residents and guests alike.





Living

The living space is designed to maximize the view to Gorey Castle. Open plan, large windows and ample terracing it will be a truly stunning space. Also there is a home cinema and 2 studies.

Sleeping

The house has 4 bedroom suites. The main bedroom is on the first floor and is an impressive space with a large walk-in wardrobe and en-suite. All the other bedrooms have ensuite bathrooms.

Additional Rooms

The house has a utility room and boot room with access in from the garden. There is an impressive lobby with a feature staircase, W.C, and ample storage.

Garaging and Parking

Integral double garage that has internal access to the utility room. Secure parking for an additional 3/4 cars. All set behind a gated entrance.

Garden and Terracing

The house has a private garden that wraps around the property. It also has a large terrace off the living space making the most of the sea and castle views with steps down to the garden.

Services

Provision has been made for the house to be as ecological as possible. Solar panels, airsource heat pump and up to date insulation.

Additional Information

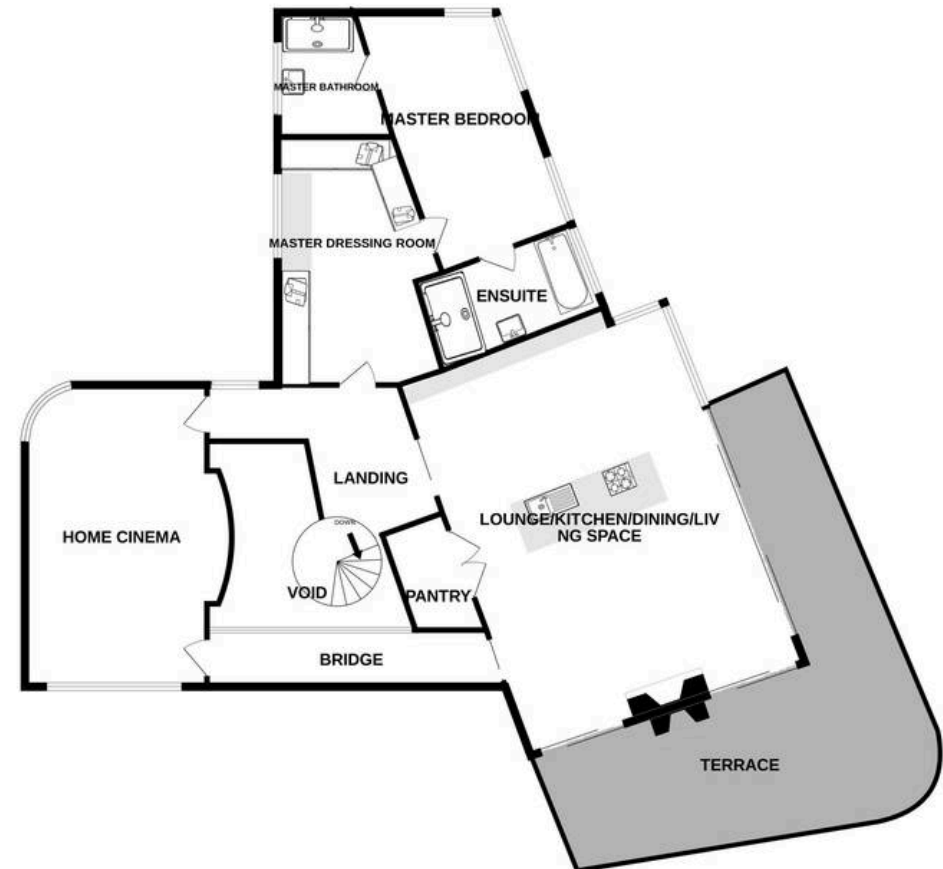
Full plans and build costs available upon request.



GROUND FLOOR



1ST FLOOR



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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Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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