



**Maranello, 3 Jardin Des Sablons, Grouville**  
**£1,895,000**

**BROADLANDS**

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# Maranello, 3 Jardin Des Sablons

Grouville, Jersey

Heading from Fauvic toward to the Seymour the estate is on the right hand side of the road.

- Detached executive 4 bedroom, four bathroom house in a quiet close
- Completely refurbished with bespoke hand built finishes throughout
- Enclosed wraparound south west facing gardens
- Double garage and parking for a further 6 cars
- Situated on the Grouville coast road accross from the beach and on the No1 bus route
- No onward chain
- Sole agent
- Call Tony on 07797726677



## Maranello, 3 Jardin Des Sablons

Grouville, Jersey

A superb four bedroom, four bathroom detached executive house set in a quiet corner of the development with wraparound gardens and patios overlooking the fields, the property has been completely re-furbished and extended and has bespoke hand built finishes and is offered in walk-in condition: briefly comprising of a hand built chefs kitchen, large lounge with feature fireplace, a superb dining room leading to the sunroom with doors opening onto the rear gardens. The primary bedroom has handbuilt furniture and a stunning en suite, two further double bedrooms with en suite shower rooms, a fourth bedroom and the house bathroom. The property benefits from a large double garage forecourt parking for four cars, lawned gardens, feature patio areas and a garden kitchen/barbecue. Conveniently situated on the Grouville coast road across from the beach and on the No1 bus route and is offered with no onward chain and vacant possession.





### Living

Elegant entrance hallway with feature staircase. Bespoke handbuilt chefs eat-in kitchen with Italian granite worktops, Miele integrated appliances, centre island breakfast bar with integrated sink, bi-fold doors leading to the rear garden and patio. Utility room with cloak cupboard and access to the garage. Large Lounge with feature fireplace and double doors leading to the rear garden. Superb dining room leading to the rear sun lounge with vaulted ceiling and double doors leading to the rear garden.

### Sleeping

Four double bedrooms and four bathrooms. The primary bedroom has bespoke fitted wardrobes and furniture, a superb en suite with walk in shower, feature bath tub and dual sinks. Two further double bedrooms with en suite shower rooms and fitted wardrobes. The fourth double bedroom has fitted wardrobes and is serviced by the house bathroom with walk-in shower.

### Outside

Large double garage with electric remote door. Forecourt parking for 6 cars. Front lawned garden. Enclosed rear south west facing garden with lawn and feature patio area's overlooking the fields. Bespoke built garden kitchen/bar. Large boiler room/store.

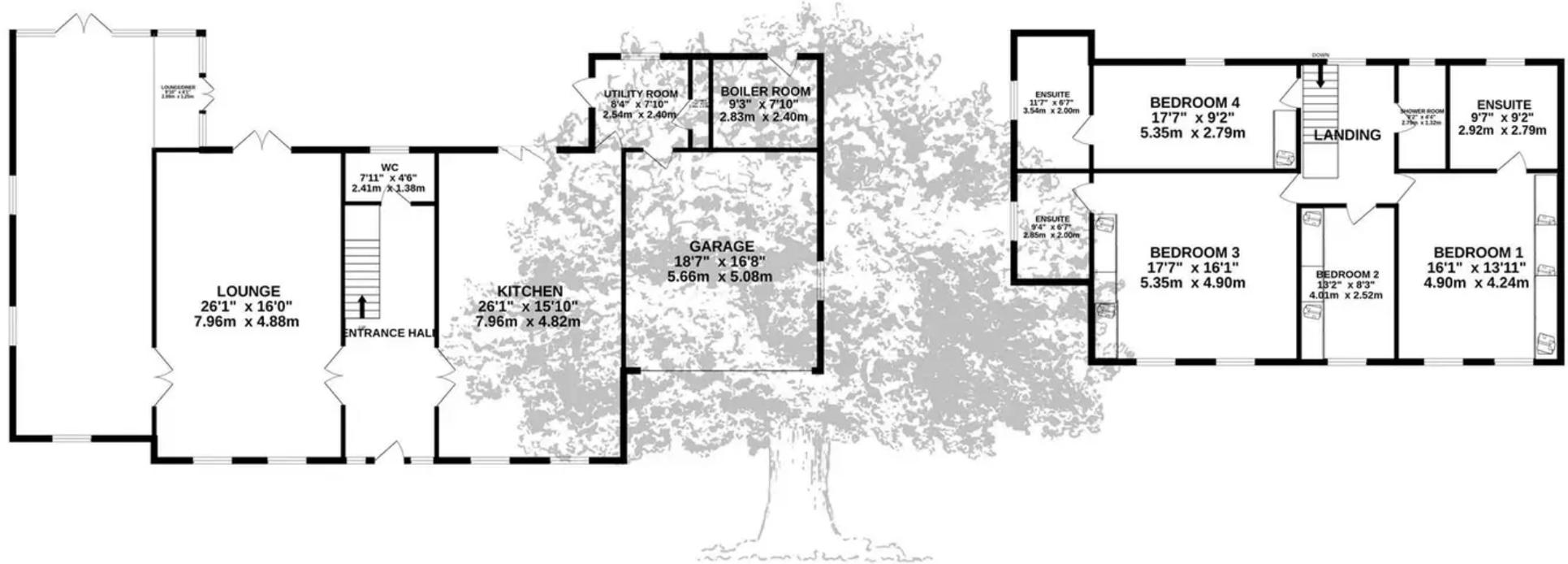
### Services

All mains (no gas) Oil fired central heating. Under floor heating in all bathrooms. CCTV security system.



**GROUND FLOOR**  
1947 sq.ft. (180.8 sq.m.) approx.

**1ST FLOOR**  
1139 sq.ft. (105.8 sq.m.) approx.



**TOTAL FLOOR AREA : 3086 sq.ft. (286.7 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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## Broadlands

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