



Maison du Roc

La Grande Route des Sablons

Grouville

JE3 9FB

£4,995,000

FC125

FREEHOLD - Situated along an unspoiled stretch of coastline, this stunning beachfront home offers the perfect blend of luxury and natural beauty. Providing direct access to a sandy beach, makes this home an idyllic retreat for those seeking peace, privacy, and panoramic sea views.

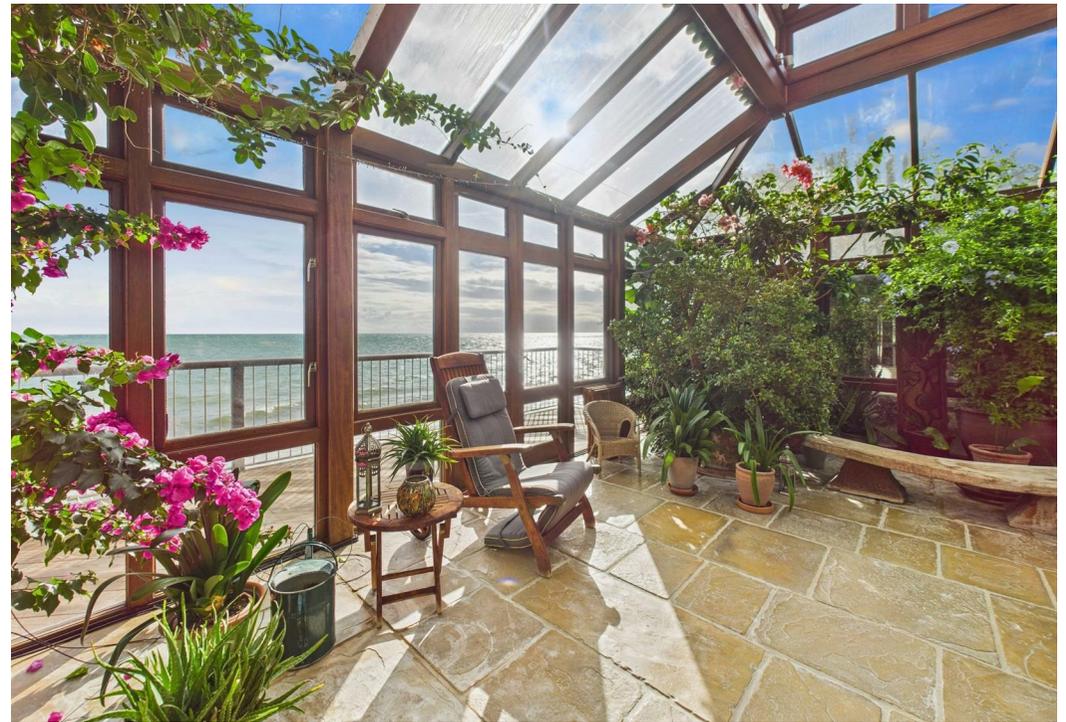
Accommodation is set over three floors and offers circa 5,000 sq.ft of accommodation. Featuring: five double bedrooms, four bathrooms, two cloakrooms, three reception rooms, a spacious eat-in kitchen, and two additional rooms currently used as offices which could also be converted to provide two-generation living. At the heart of the home is a beautifully designed Mark Wilkinson kitchen, in here, Carrera marble flooring adds elegance and a dedicated prep area with a Butler's sink and wine fridge completes this impressive space. The adjacent dining area overlooks the landscaped courtyard garden and a heated swimming pool, set on a low-maintenance deck—perfect for private al fresco dining and entertaining.

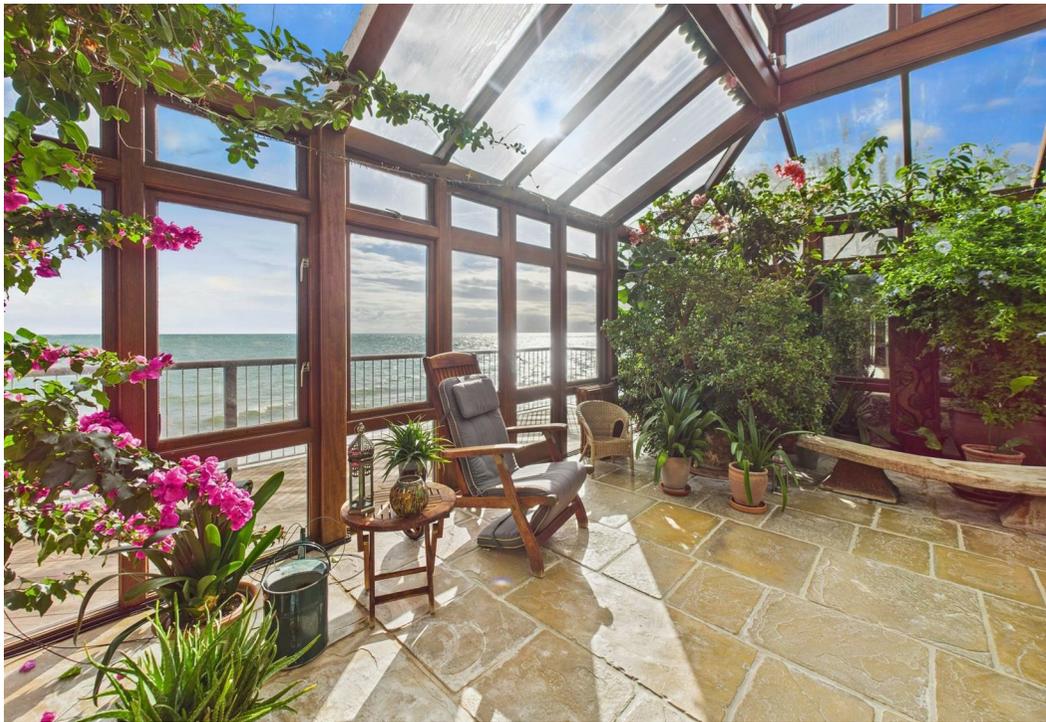
A grand 42-foot sitting room offers breathtaking panoramic views of the east coast, overlooking the oyster and mussel beds, Mont Orgueil, Seymour Tower, and the French coastline. The orangery, directly connected to the sitting room and formal dining room, provides sweeping views of the bay, pool, and courtyard garden, with private beach access.

First floor level offers the primary suite which is a true sanctuary, featuring extended ceiling height, floor-to-ceiling windows and patio doors opening onto a private balcony with spectacular sea views. Two additional double bedrooms, both with en-suite bathrooms, complete this level. The top floor offers two more double bedrooms, a shower room, a laundry room, and a storage room, ensuring ample space for family and guests.

The property also features a triple garage, additional parking for three vehicles, and is conveniently situated on a bus route within walking distance of the Seymour Pub.













Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

4869.07 ft²

452.35 m²

Reduced headroom

200.95 ft²

18.67 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Outside

Decked patio overlooking the beach.

Private courtyard with a heated pool and outdoor kitchen.

Triple garage and parking for three cars.

Services

Mains water and drains

Oil fired central heating, under floor in part and radiators to other areas.

Double Glazed

Triple garage plus additional parking for 3 cars

Directions

Heading east along the coast road, pass The Seymour Pub on the left, Maison du Roc is the house on the right hand side just before the new Waves development.

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