



La Rue au Tchian, Grouville

JERSEY



La Rue au Tchian, Grouville

JERSEY

TYPE

 **House**

BEDROOMS

 **4**

BATHROOMS

 **4**

RECEPTIONS

 **2**

PARKING

 **10**

Book a viewing

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FOR SALE

£1,700,000

About this Property

Constructed 20 years ago, Kiakila is an impressive detached granite residence, beautifully appointed throughout and occupying a substantial private plot of a walled garden and separate agricultural field number G583. The area is surrounded by open agricultural land. The setting is exceptionally peaceful, offering a rare sense of privacy and seclusion, yet a short walk from the Seymour Inn and La Rocque Harbour.

The interior has been thoughtfully designed with an emphasis on quality, space and contemporary living. Four generous double bedrooms, each with fitted wardrobes, are complemented by three well-appointed bathrooms. The spacious reception room provides an elegant principal living space, while the substantial kitchen and dining area opens into a stunning conservatory, creating a light-filled environment ideal for both entertaining and relaxed family living. A separate utility room adds to the practicality of the home.

A high standard of finish is evident throughout, with quality fixtures and fittings carefully selected to complement the property's modern character.

Outside, the home continues to impress. A generous patio extends from both the living room and conservatory, creating an excellent setting for al fresco dining and entertaining. Beyond, the

About this Property (continued)

large west-facing garden is beautifully private and incorporates a combination of established domestic garden and orchard, enjoying uninterrupted views across the surrounding agricultural land.

Parking is plentiful, with a substantial double carport and a generous forecourt providing parking for at least 10 vehicles.

Kiakila presents a rare opportunity to purchase a beautifully finished modern home, combining exceptional privacy, generous accommodation and outstanding outdoor space in a tranquil rural setting.

- ✓ Impressive detached home on a substantial plot with field
- ✓ 4 large double bedrooms
- ✓ 3 bathrooms
- ✓ Generous sized kitchen and conservatory
- ✓ Large west facing garden
- ✓ Carport and forecourt parking
- ✓ Sole Agents

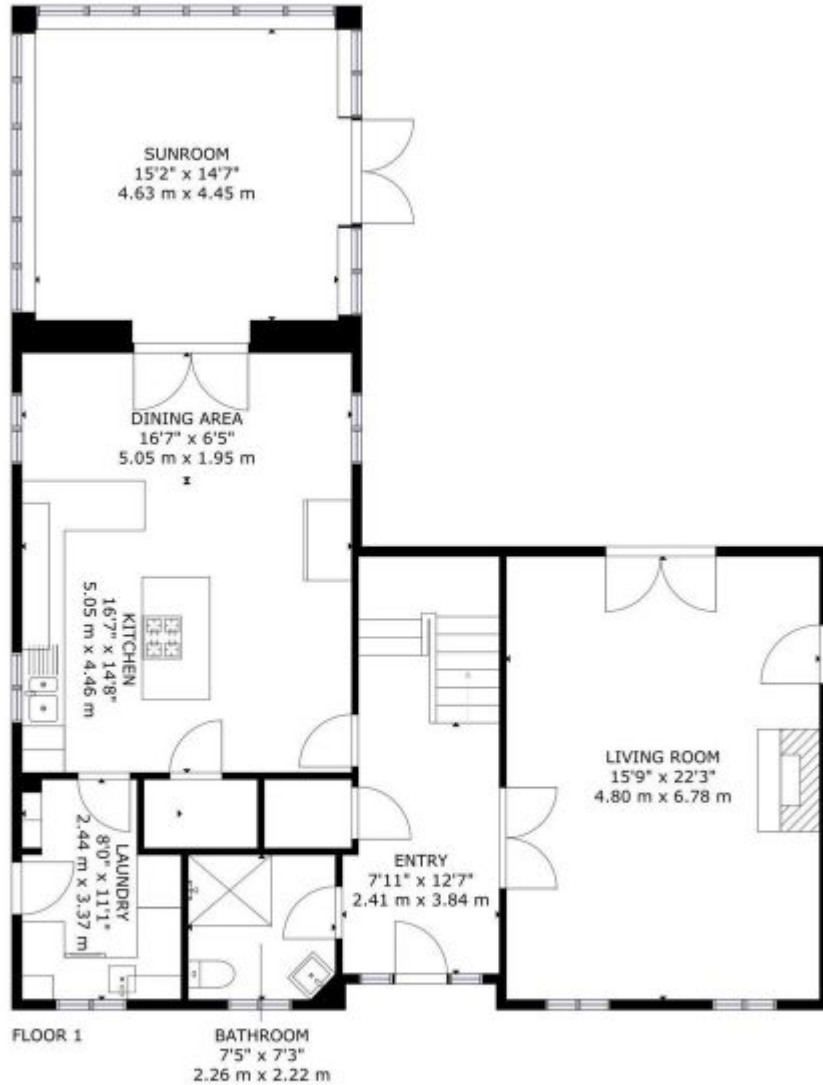




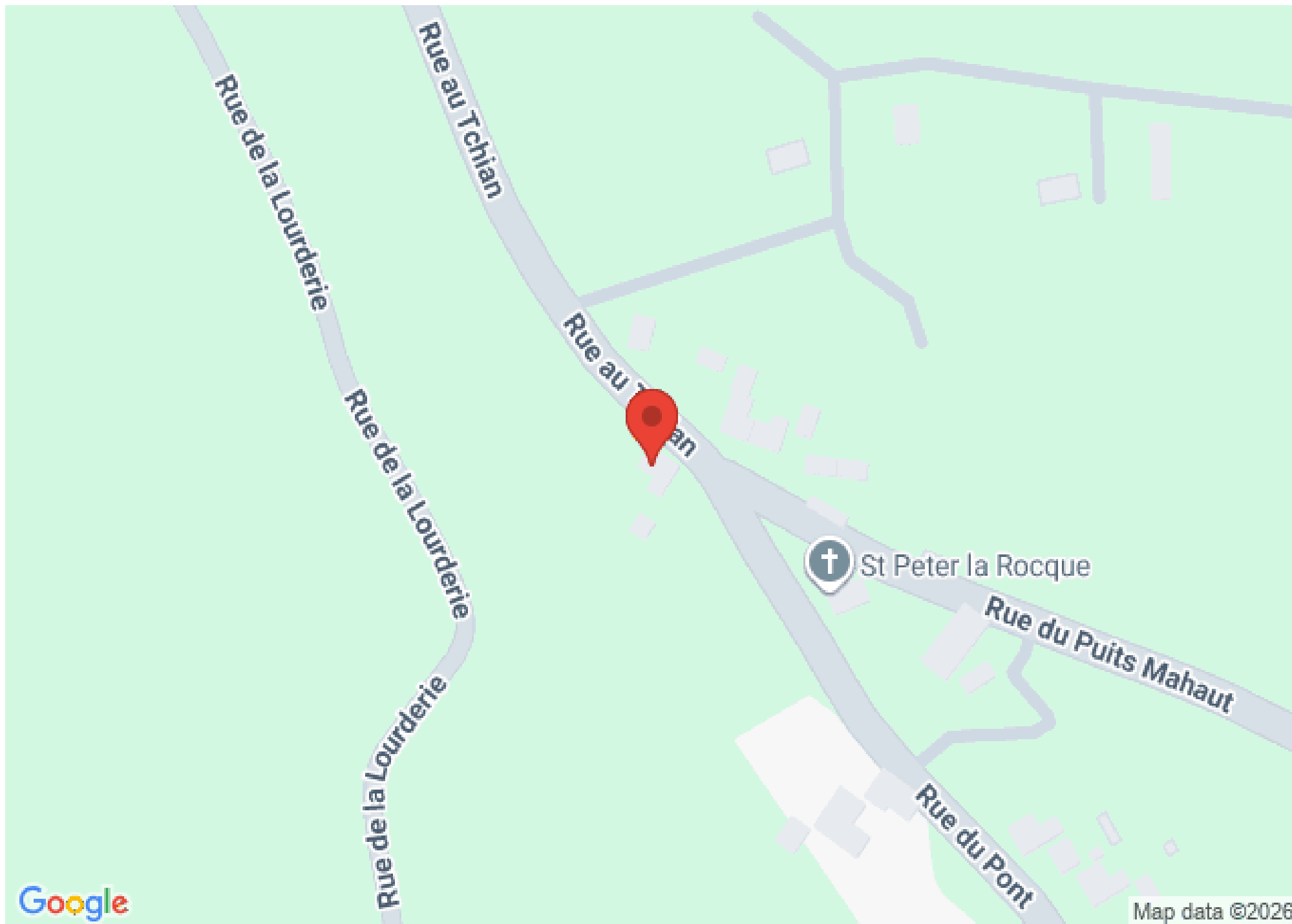








GROSS INTERNAL AREA
 FLOOR 1: 1294 sq.ft, 120 m², FLOOR 2: 1059 sq.ft, 98 m²
 TOTAL: 2353 sq.ft, 218 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Book a viewing

Contact us directly to schedule your viewing

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Anti Money Laundering Regulation: Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation