

Hamptons

INTERNATIONAL



Chantal

5  3  3 

GUIDE PRICE

£1,650,000
(£1,650,000)

Property details



Key features

- Substantial 5 bedroom, 3 bathroom
- 3 generous sized reception rooms v
- Exclusive Close at Bel Royal, set are
- Heated swimming pool and a good
- Double garage and parking for 6/7
- Sits on a substantial sunny plot wit
- Great location, close to the beach a
- Sole agent
- Call Doug on 07700702585 or doug
- Call James on 07829 835076 or ema

Attributes

-  Swimming pool
-  Garage
-  Near to beach
-  Private parking
-  Garden

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Description

Discover this substantial 5-bedroom, 3-bathroom detached house in an exclusive St. Lawrence close. Boasting three reception rooms, a heated swimming pool, and extensive parking, it offers 2,619 sq ft of quality living close to the beach and town. Nestled within the highly sought-after and exclusive close at Bel Royal, 22 Magnolia Gardens presents a truly magnificent opportunity to acquire a substantial five-bedroom, three-bathroom detached family home. This impressive property is set around beautifully maintained communal gardens and a charming pond, offering a serene and picturesque environment for its residents. Upon entering, you are greeted by a home that exudes quality and space. The heart of the home is undoubtedly the eat-in kitchen, a practical and inviting space perfect for daily meals which flows through to the dining room and a private "sun trap" enclosed courtyard for outside entertaining. The dining room leads on to the living room and access to the pool and garden, through the separate sun room. The rooms are separated by large double doors creating a single open space or separate rooms, depending upon need and time of year. Adjacent to the kitchen is a large, versatile utility room, offering ample storage and laundry facilities, ensuring the main living areas remain clutter-free. The fifth bedroom, currently used as a study, with a shower room opposite, completes the ground floor. Ascending to the first floor, you will find four well-proportioned bedrooms, providing comfortable accommodation for a growing family or guests. The full height picture window gives a view of the beautiful central gardens. With two bathrooms, morning routines are made effortless, ensuring convenience and privacy for all occupants. Each room is designed to maximize natural light, creating bright and airy interiors throughout. A large east facing balcony offers the chance to enjoy the views over the garden. One of the standout features of this exceptional property is its outdoor offering. The house sits on a substantial, sunny plot, featuring a good-sized, low-maintenance private garden. This outdoor oasis is perfect for al fresco dining, relaxation, and entertaining, with the added luxury of a heated swimming pool, promising endless enjoyment during warmer months. The property also benefits from a double garage and a spacious driveway providing parking for six to seven cars, a significant advantage in this desirable location. Location is paramount, and 22 Magnolia Gardens truly excels in this regard. Situated in a great location, it offers the perfect balance of peaceful living with excellent connectivity. Residents will appreciate being close to the beach, ideal for leisurely strolls or water activities, and Millbrook Park, offering green spaces for recreation. Furthermore, the property benefits from a short and convenient commute to Town, ensuring easy access to amenities, shops, and services. This combination of space, luxury, and an enviable location makes 22 Magnolia Gardens an outstanding family home. As the Sole Agent, we highly recommend an early viewing to fully appreciate the quality, size, and prime location of this superb property. For further information or to arrange a viewing, please do not hesitate to contact Doug on 07700702585 or via email at doug@broadlandsjersey.com. Service charges and further information. Separate bottle gas supplies for the living room fire and hob in the kitchen. Heating, 3 phase, air source heat pump, separate unit for the pool, with solar panels. Annual service charge of £172 for the close and £75 pcm for maintenance of the communal gardens.























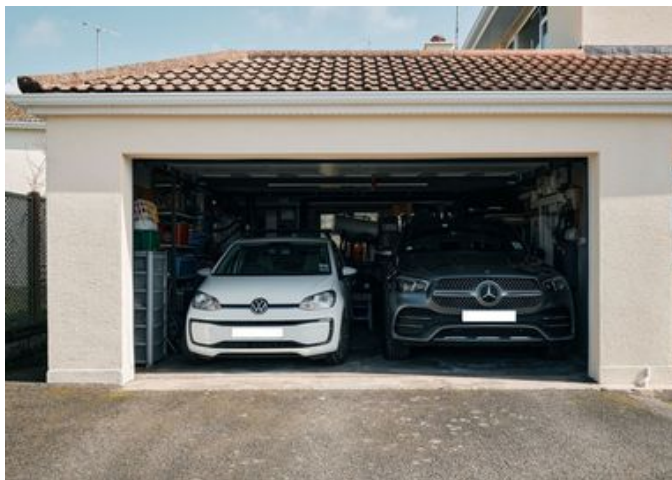






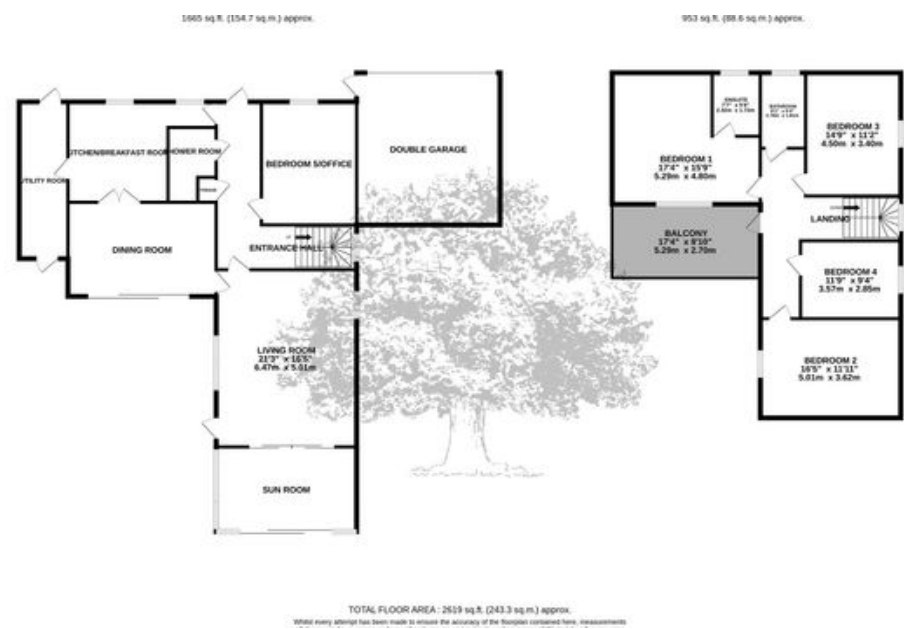




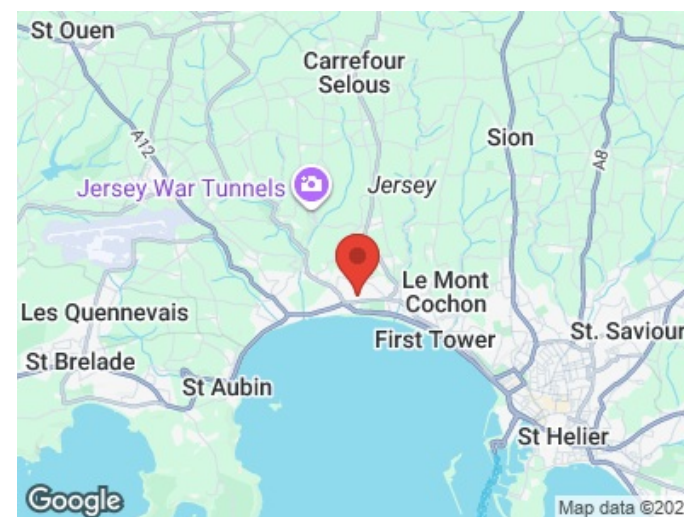
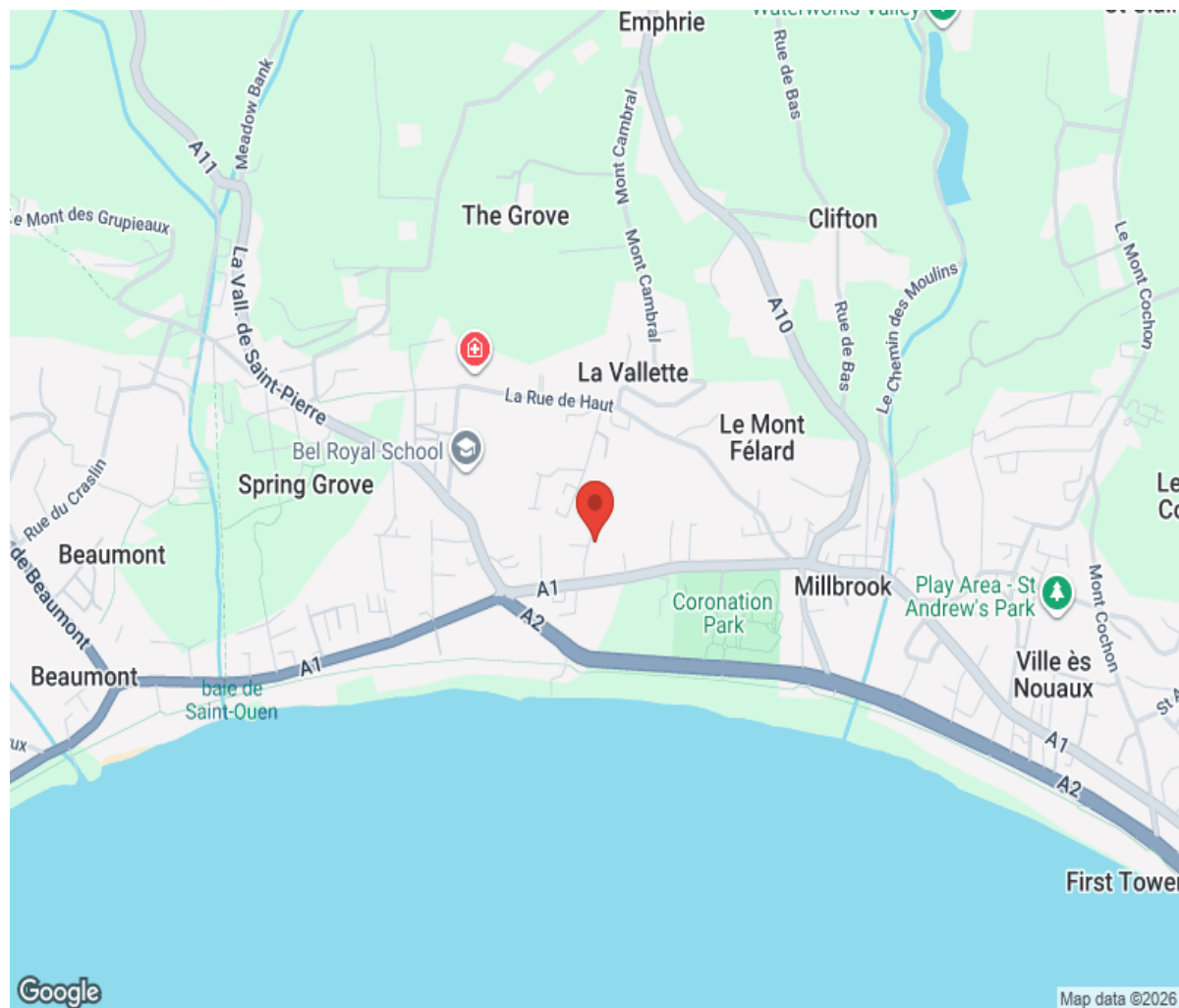




Floor plan



Location



Hamptons

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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com