

INTRODUCING
Fauvic House, La Rue De Fauvic, Grouville, JE3 9BQ



Connecting People & Property Perfectly.

Nestled within beautifully landscaped gardens, this exceptional example of timeless Regency architecture, blending classic grandeur with modern sophistication. A stately pillared and gated entrance leads to a sweeping driveway, guiding you to this striking home of impressive proportions.


As you step inside, you are greeted by a spacious entrance hall with high ceilings and an air of old world charm. Expansive windows allow natural light to pour into the rooms, creating a bright and airy atmosphere throughout. Lovingly updated by the current owner, the property retains its historic charm while incorporating modern comforts and high end finishes.

The home spans four levels, offering 5,635 square feet of meticulously designed living space. On the entrance level, the 31ft hallway sets the tone, with a striking mahogany staircase as its focal point. A spacious 33ft sitting room with a real fireplace is perfect for both relaxed living and entertaining, with four large windows framing garden views and inviting sunlight. This floor also features three additional reception rooms, adaptable for use as a formal dining room, snug, or study, as well as a guest cloakroom. The second floor continues the sense of space and light, with three bedroom suites. The master suite overlooks the garden and the rolling countryside beyond. Its en-suite bathroom is a complete with a large bath, shower, and a charming feature fireplace. On the third floor, two further bedrooms share a family bathroom, offering plenty of space for guests or family members.


The lower ground floor is equally expansive, featuring two versatile reception rooms that could serve as a gym, music room, playroom, or hobby space. There is also a laundry room, boiler room, and a bathroom for convenience. The heart of this floor is the spacious 31ft kitchen, designed for both practicality and style, perfect for family gatherings or informal entertaining. French doors lead directly to the garden, where an alfresco dining area and swimming pool await, along with a separate shower for added convenience.

Additional amenities include a two car garage, with stairs leading to a large storage area above that could easily be transformed into a hobby room or studio. There are also separate storage spaces for garden furniture and equipment.


- Impressive period property
- 5 Bedrooms/5 bathrooms
- Large kitchen and several reception rooms
- Excellent location
- Lawned gardens and pool
- Garaging and ample forecourt parking




7



5



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Price **£3,500,000** | Qualified | Freehold

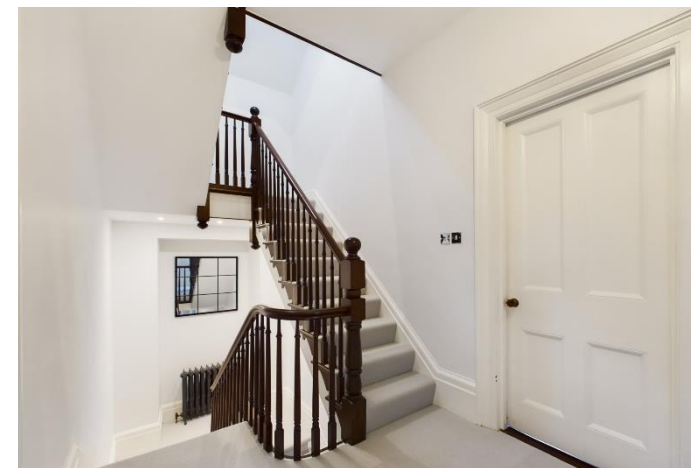
PROPERTY ID: 3538















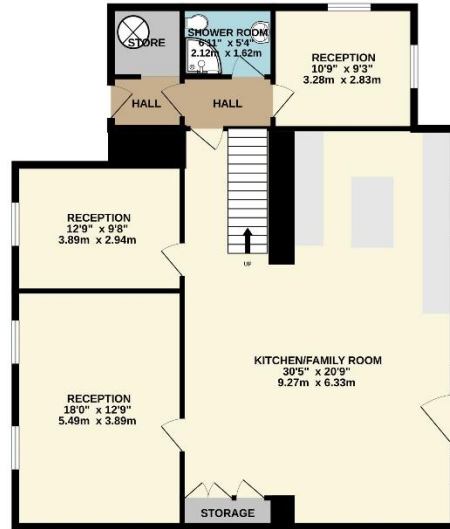




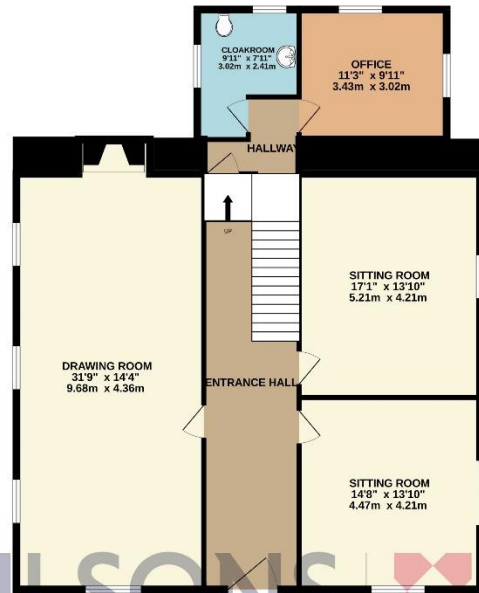




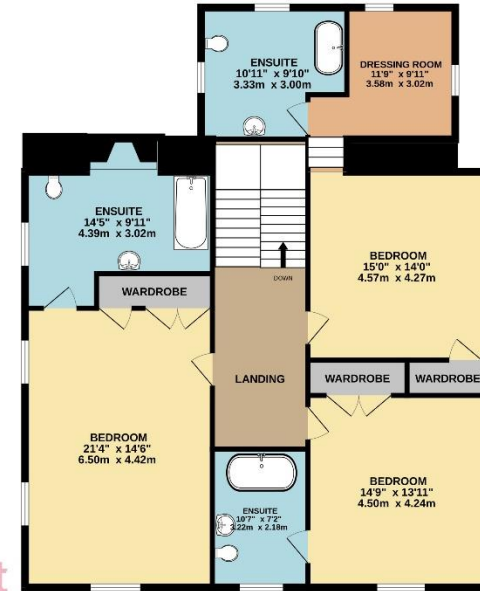
BASEMENT
1173 sq.ft. (109.0 sq.m.) approx.



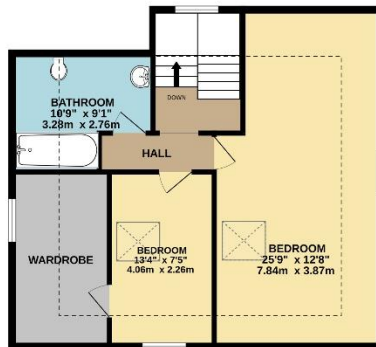
GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



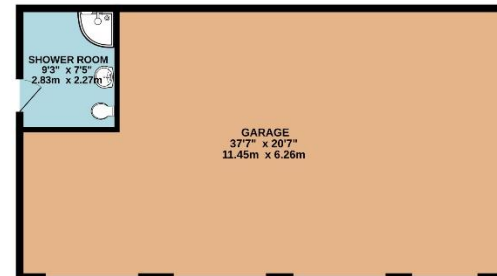
1ST FLOOR
1349 sq.ft. (125.4 sq.m.) approx.



2ND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



3RD FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 5317 sq.ft. (494.0 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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SERVICES

Mains water and drains
Oil fired central heating
Original wooden sash glazed windows
Grade 4 listed building

DIRECTIONS

ANTI MONEY LAUNDERING

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 and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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