



House 1, Vent D'Ete, La Rue De L'Etocquet, St. John

Guide Price £2,225,000

**BROADLANDS**

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# House 1, Vent D'Ete, La Rue De L'Etocquet

St. John, Jersey

- TURNKEY! Brand new executive home with luxury fixtures and fittings throughout
- 3000+ sqft with five generous bedrooms and three bathrooms
- Exceptional reception space!
- Immaculate designer kitchen with top of the range appliances
- WOW primary bedroom suite
- South facing private garden
- 3 driveway parking spaces & 1 internal garage space with mechanically operated garage door
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# House 1, Vent D'Ete, La Rue De L'Etocquet

St. John, Jersey

No.1, Vent d'Ete is a stunning, newly built 3,000 sq. ft. executive family home. Nestled on La Rue de l'Etocquet in the heart of St. John's village, it offers the convenience of nearby amenities, including M&S Food Hall and a fantastic local butcher, all just a short walk away.

Built by the highly regarded local firm Ashbe, this home spares no expense, featuring premium fixtures and fittings that create a neutral yet elegant backdrop for its future owners. Spanning three floors, the ground level boasts spacious reception areas with dual-aspect bi-folding doors, seamlessly connecting to the external terracing and welcoming an abundance of southerly light. The stylish Nicole Murray shaker-style kitchen is equipped with top-tier Miele appliances, a statement island and stone worktops, with a separate utility room that leads to a generous garage. A cloakroom and a versatile study or secondary reception room complete this floor. A bespoke handmade solid oak feature staircase leads to the first floor, where a striking double-height landing enhances the bright and airy ambiance. The primary suite includes a private balcony with sweeping rural views, a bespoke dressing room, and a luxurious en-suite with both a bath and a shower. Two additional double bedrooms share this family bathroom. The second floor is bathed in natural light and offers two more bedrooms alongside an adjacent house bathroom. Outside, Vent d'Ete features a private, low-maintenance garden enclosed by walls and fencing, perfectly positioned for all-day sunshine. The front of the property provides ample parking for 3 cars complemented by the garage.





### **Living**

The reception living spaces make up the ground floor; expansive main living, area, fully tiled throughout the whole floor in stunning herringbone oak effect porcelain tiles; all opening out onto the alfresco patio garden. There is a second reception room which would make a perfect playroom or study. Separate utility room. WC. Integrated garage.

### **Sleeping**

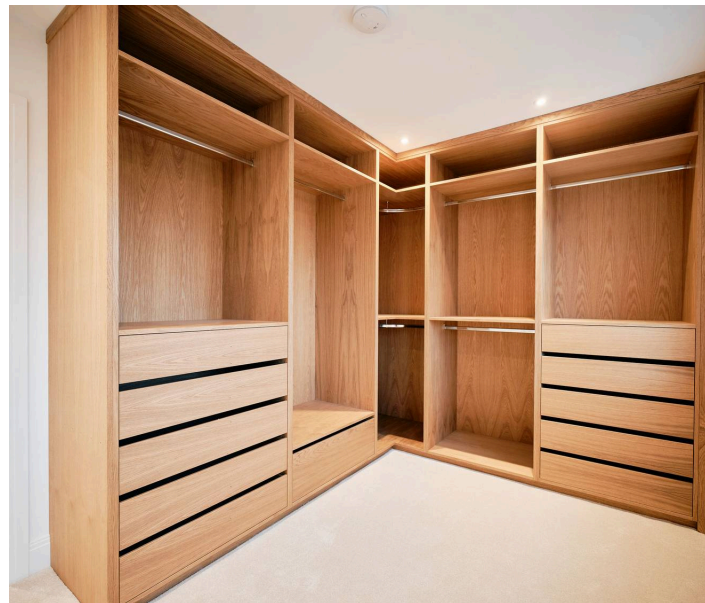
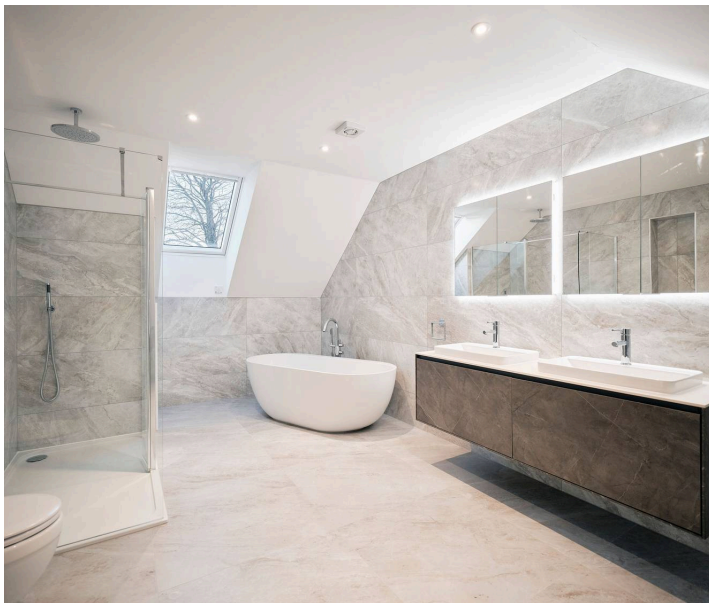
Fully carpeted upper floors, the 1st floor features the stunning premier suite with gorgeous light, bespoke handmade fitted walk in wardrobe and WOW luxury ensuite bathroom, a further two large double bedrooms and bathroom. On the top floor you will find a further two large double bedrooms and bathroom.

### **Outside**

South facing alfresco dining space laid to patio with lawned area and planter beds. Mechanically operated garage door; 3 external driveway parking spaces & 1 internal garage space.

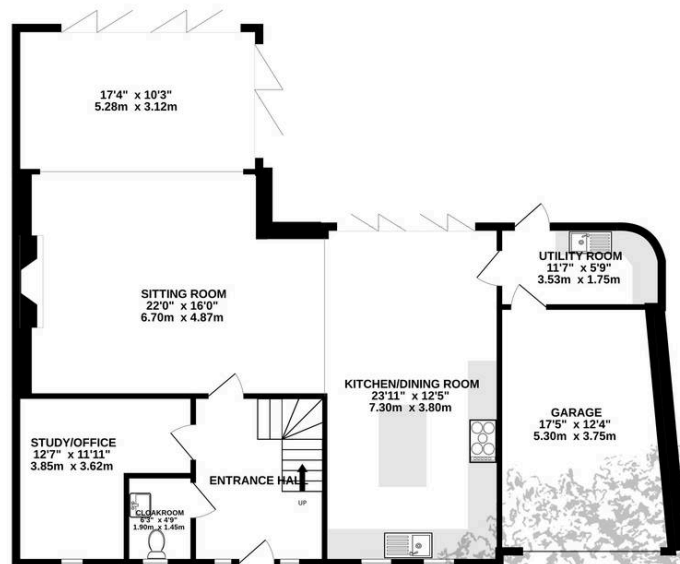
### **Services**

All mains, excl. gas. Air Source Heat Pump provides underfloor heating throughout with WIFI enabled controls. Fully wired to latest sky TV requirements & fibre broadband. Low voltage lighting including bulbs. Contemporary socket and switch plates throughout. Fully double glazed.

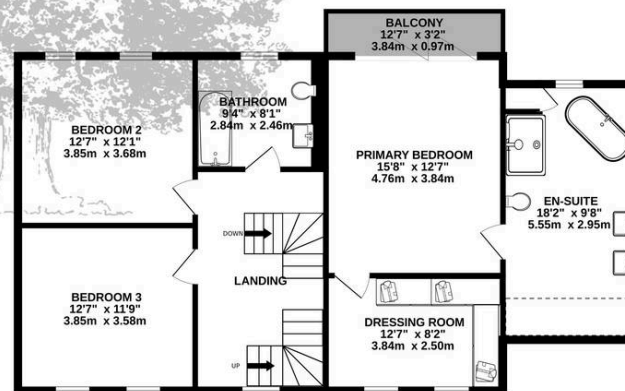




GROUND FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR  
991 sq.ft. (92.0 sq.m.) approx.



2ND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2926 sq.ft. (271.9 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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