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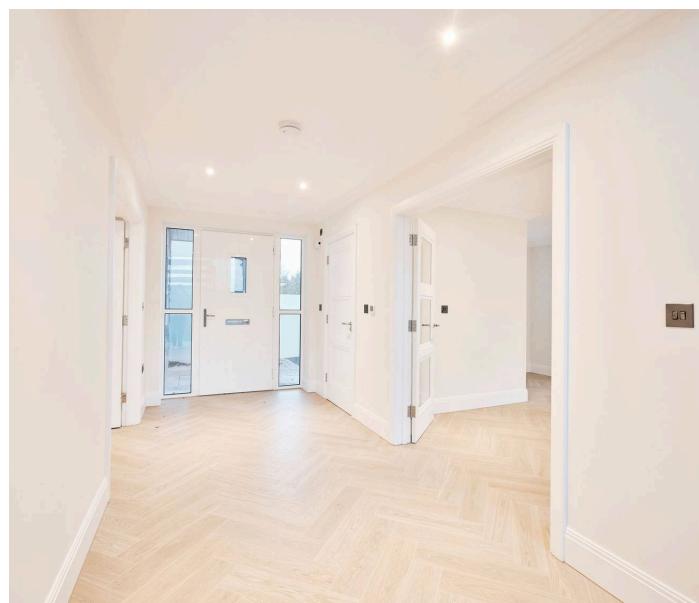
House 2, Vent D'Ete, La Rue De L'Etocquet, St. John
£2,099,000

BROADLANDS
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House 2, Vent D'Ete, La Rue De L'Etocquet

St. John, Jersey

- TURNKEY! Brand new executive home with luxury fixtures and fittings throughout
- Superb reception space - including separate dining room/snug
- Nicole Murray Designs Shaker kitchen including Miele appliances and stone worktops
- WOW Primary bedroom with balcony, views, luxury ensuite and bespoke fitted dressing room
- 2600+ sqft with 4 bedrooms all ensuite!
- South facing private alfresco entertaining space
- 2 driveway parking spaces & 1 internal garage space with mechanically operated garage door
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House 2, Vent D'Ete, La Rue De L'Etocquet

St. John, Jersey

No. 2, Vent d'Ete is a stunning, newly built 2,683 sq. ft. executive family home. Nestled on La Rue de l'Etocquet in the heart of St. John's village, it offers convenient access to local amenities, including the M&S Food Hall and an excellent butcher, just a short walk away.

Constructed by the highly regarded local firm Ashbe, no expense has been spared in its design. High-quality fixtures and fittings create a sophisticated yet neutral backdrop, ready for the new owner to personalize.

Spread over two floors, the ground floor features two expansive reception areas all laid with stunning herringbone oak effect porcelain tiles and with dual-aspect bi-folding doors, seamlessly connecting the interior to the external terrace while welcoming abundant southerly light. The stylish shaker-style kitchen, designed by Nicole Murray Design, equipped with premium Miele appliances and a central feature island with stone worktops. The Media wall in living room features oak feature recessed shelving and inset electric fireplace. A cloakroom completes this level.

A bespoke handmade solid oak feature staircase leads to the first floor, full of natural light, the primary bedroom boasts a south-facing private balcony with far-reaching rural views, a bespoke fitted dressing room, and luxury en-suite with both a bath and shower. Each of the additional three generous size double bedrooms also enjoys its own en-suite.

Externally, No. 2 Vent d'Ete offers a low-maintenance, highly private garden enclosed by walls and fencing, perfectly positioned to capture sunlight throughout the day. The front of the property provides ample parking for multiple vehicles, in addition to a garage.





Living

The reception living spaces make up the ground floor; with two large reception spaces; one a living room and the other kitchen / diner / family room, fully tiled throughout the whole floor in stunning herringbone oak effect porcelain tiles; all opening out onto the al fresco patio garden. Separate WC. Integrated garage.

Sleeping

The 1st floor, fully carpeted throughout, features a stunning premier suite with gorgeous glazing, bespoke handmade fitted walk in wardrobe and luxury ensuite bathroom, a further three large double bedrooms all with impressive ensuites of their own!

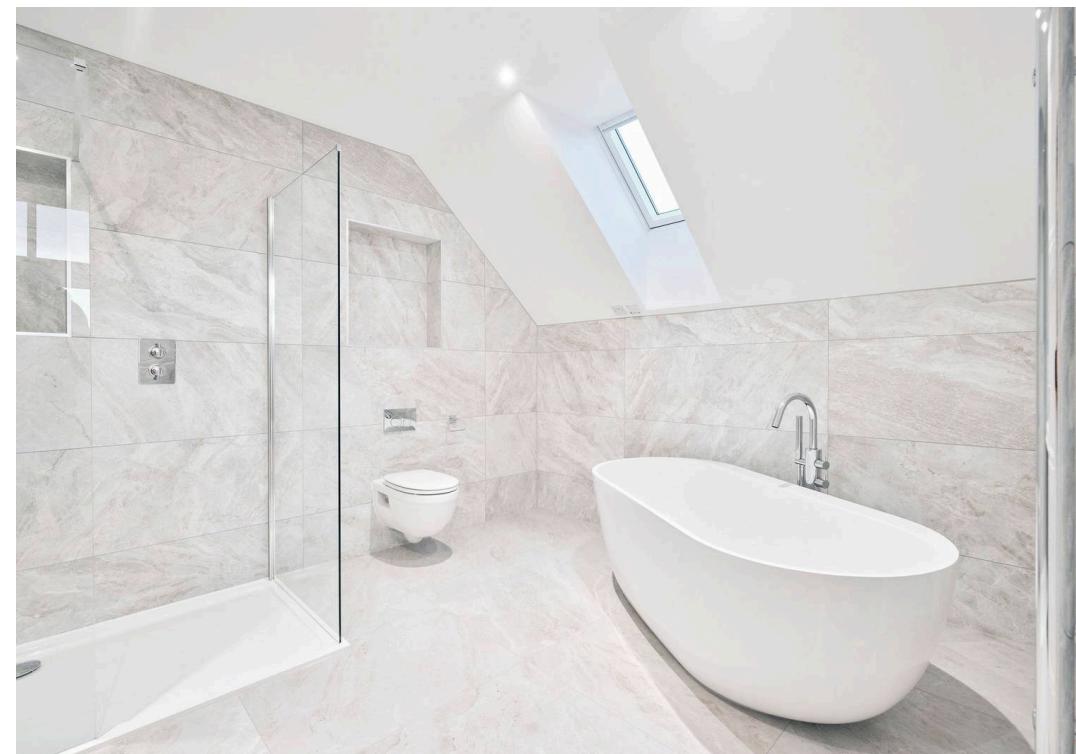
Outside

East and South facing alfresco dining space laid to patio with lawned area and planter beds. Mechanically operated garage door; 2 external driveway parking spaces & 1 internal garage space.

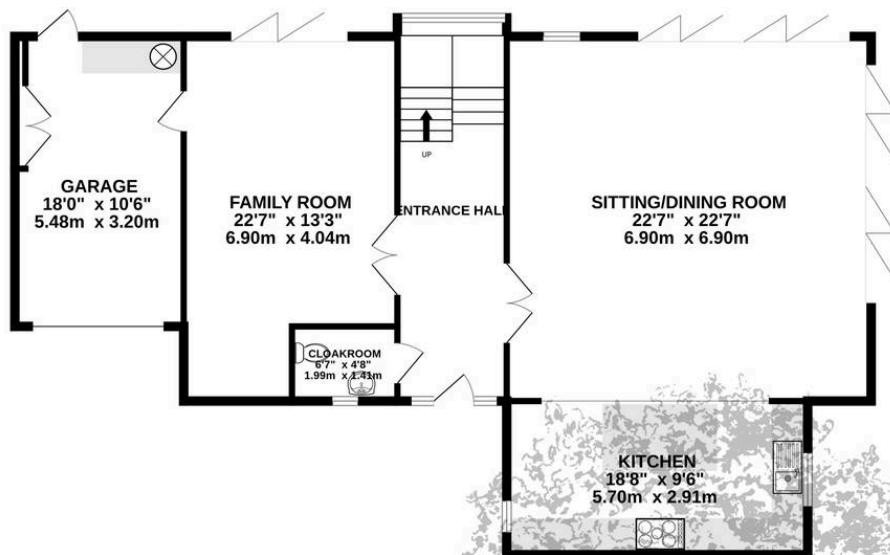
Services

All mains, excl. gas. Air Source Heat Pump. 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.

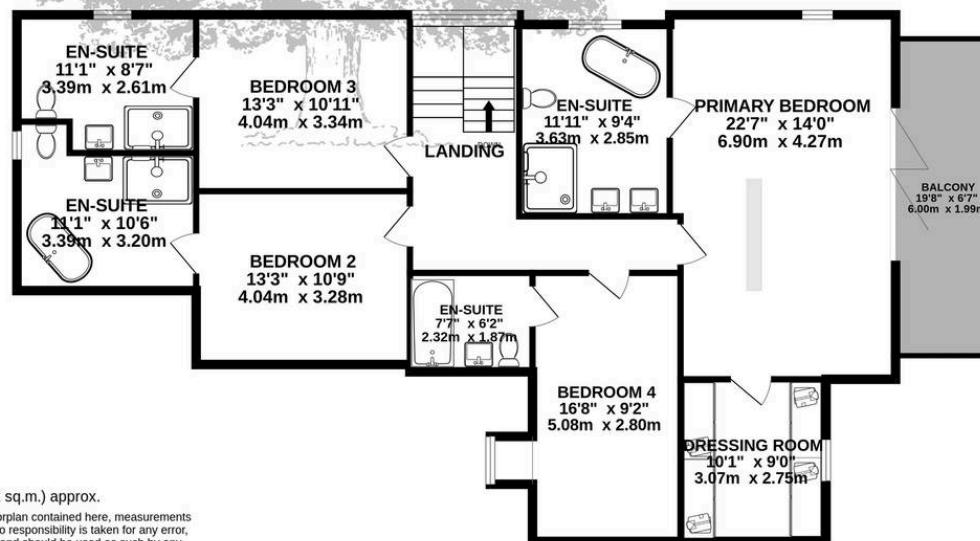




GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA: 2683 sq.ft. (249.2 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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