



# Ashburton Grove, St. Clement

St. Clement

# £1,350,000

Welcome to Ashburton Grove, an impressive executive home offering nearly 2,500 sq. ft. of spacious and meticulously maintained living areas. Built less than 20 years ago, this substantial detached property combines premium fixtures with expansive interiors. The stunning 525 sq. ft. living/dining room is a standout, featuring spectacular high ceilings that enhance the home's open feel. A dedicated media room, equipped with a cinema screen, creates the perfect space for movie nights or watching sports events. The home includes four double bedrooms, two with en-suite bathrooms, as well as a family bathroom. Conveniently situated on St Clement's Inner Road along the 1A bus route, Ashburton Grove is just a short walk from Samares Manor, FB Fields and the beach. Externally the property boasts an...

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# Property Details

**Location:** Ashburton Grove, St. Clement

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Conveniently situated on St Clement's Inner Road along the 1A bus route, Ashburton Grove is just a short walk from Samares Manor, FB Fields and the beach. Externally the property boasts an easy-to-maintain south-facing rear garden, part-decked and part artificial lawn, complete with a large wooden summer house and a hot tub, making it perfect for relaxation or entertaining.

With forecourt parking for up to five cars, this unique and well-appointed home is an exceptional find.

For more information or to arrange a viewing please call Jon Rabey on 07829881441 or email [jonr@gaudin.je](mailto:jonr@gaudin.je)

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# Key Features

For Sale	Beds: 4	Baths: 3
Area: 2486 ft <sup>2</sup>	Detached family home	Almost 2,500 sq ft
Semi open-plan living plus media room	Flexible accommodation	Summerhouse & hot tub
Low maintenance rear garden	Conveniently located on the 1A bus route	Forecourt parking for up to 5 vehicles

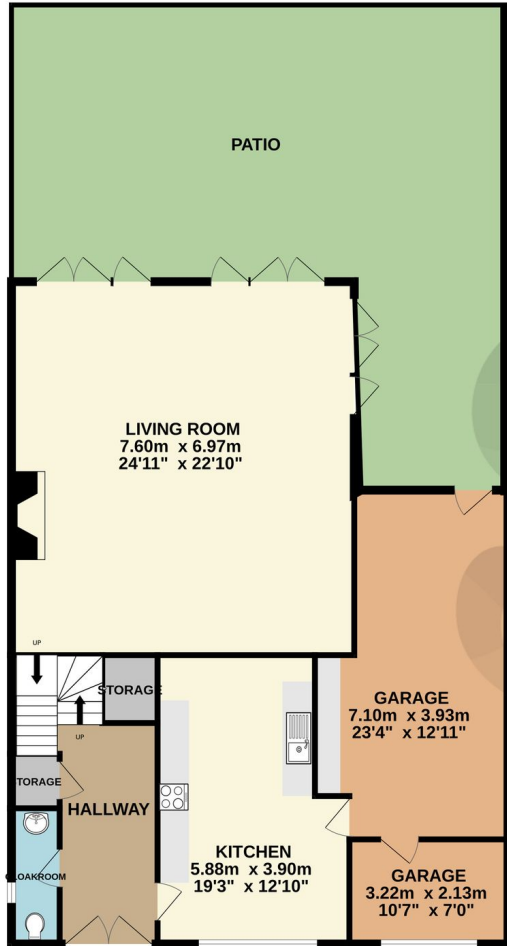
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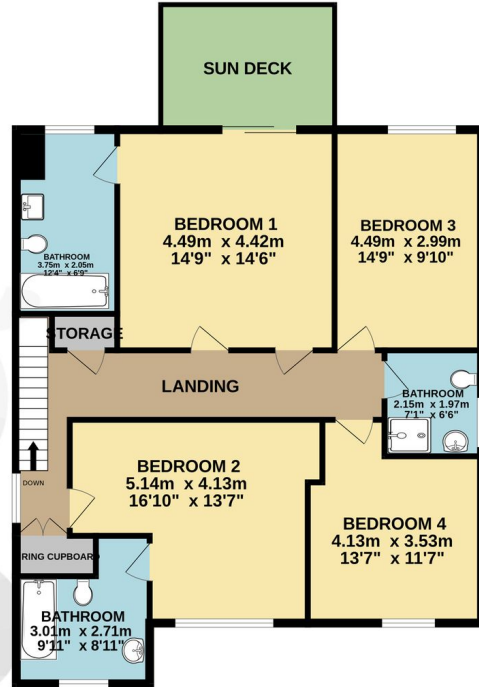
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# Floor Plans

GROUND FLOOR  
121.7 sq.m. (1310 sq.ft.) approx.



1ST FLOOR  
97.8 sq.m. (1053 sq.ft.) approx.



TOTAL FLOOR AREA : 219.5 sq.m. (2363 sq.ft.) 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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