



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Maudez House  
St Martin, Jersey

## Period Character, Modern Comfort and Outstanding Outdoor Living

### FEATURES

- 5 bedrooms, 3 bathrooms
- Beautiful character features including fireplaces and period proportions
- Kitchen, breakfast and TV area incorporating former wash house/Victorian kitchen space
- Dining room, utility & laundry room
- 3,000 sq ft of living accommodation
- Heated swimming pool with updated paving and composite decking
- Mature gardens with borehole, irrigation system and old well for garden use
- Detached double garage with electric door, loft storage and parking for two cars
- Easy access to St Catherine's wood and close to st Martins Village

### INFORMATION

- Mains drains
- Borehole water
- Oil fired central heating
- Underfloor heating in bathrooms & boot room
- Grade 3 listing
- Double and single glazed
- Double garage& parking for 2/3 cars
- Parish rates for 2025 were £1,000
- Freehold and Entitled/Licensed

### LOCATION

What3words: ///bends.impatience.brew

A beautifully presented and highly characterful listed Jersey home, privately positioned within mature landscaped gardens in a secluded setting close to St Catherine's Wood and the nearby coastline. The property offers a rare combination of period charm, modern upgrades and excellent lifestyle facilities.

Believed to date originally from the 1500s, with later additions in the 1600s, the property has evolved into a substantial and highly individual family home. Historic features remain evident throughout, including exposed character details, traditional proportions and feature fireplaces, while thoughtful improvements have enhanced both comfort and practicality.

The accommodation is arranged over three floors, providing generous and flexible family living space. The ground floor includes a welcoming entrance hall with extensive fitted storage and flexibility for use as a study or home office area, together with a newly updated sitting room with fireplace, dining room with historic feature fireplace, cloakroom, utility room and large pantry.

A particular highlight is the impressive kitchen, breakfast and family area, incorporating the former wash house and Victorian kitchen. This sociable space forms the heart of the home, ideal for both everyday living and entertaining, with a natural connection to the garden and outdoor terraces.

On the first floor there is a modern house bathroom and a bedroom with access to the rear terrace, creating a peaceful retreat away from the main living areas. The principal suite includes an en-suite shower room, underfloor heating and a walk-in wardrobe, while a further double bedroom with fitted wardrobes completes this floor.

The top floor provides two additional double bedrooms, a shower room, useful landing space and an attic room currently used as a playroom, offering additional flexibility for family living, storage or study space.

Unlike many period homes, the property also offers excellent practical storage for modern family living, including extensive fitted storage within the entrance hall, generous kitchen and pantry storage, loft space above the garage and additional attic storage.

Externally, the property sits within beautifully maintained and easily managed mature gardens with generous lawns, established planting, paved terraces and attractive seating areas. The heated swimming pool has recently been enhanced with improved paving and decking, creating an excellent outdoor entertaining space. Additional features include a 30-metre borehole, irrigation system and an original well used for gardening purposes.

Further improvements include refurbished windows, updated external stonework, Honeywell remote heating controls and replacement of the house boiler approximately four years ago.

The property also benefits from a double garage with electric door, powered sheds with Wi-Fi provision, mains drains and parking for two cars.

A rare confidential opportunity to acquire a historic Jersey home of genuine character, combining privacy, charm and versatile family living with exceptional outdoor space in one of the Island's most peaceful settings.





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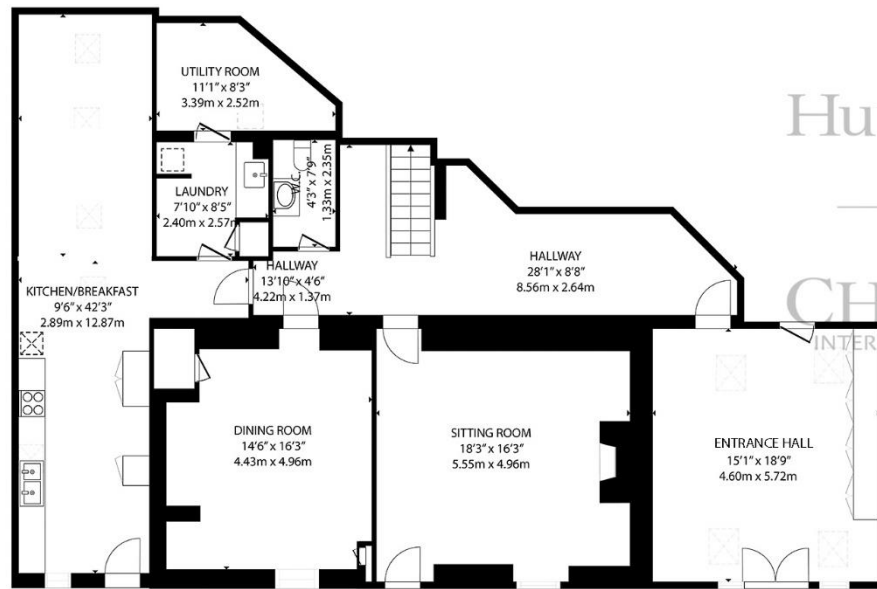




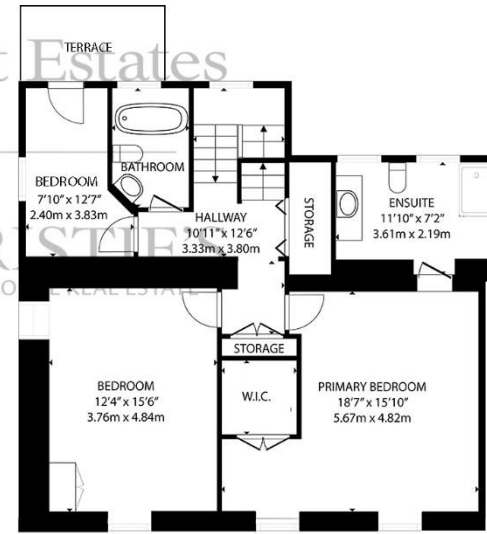




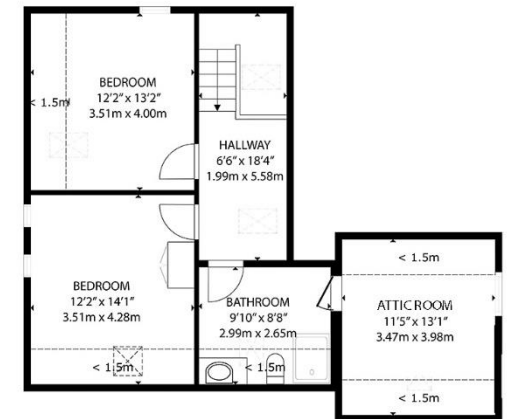




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 1712 sq. ft, 159.0 m2, FIRST FLOOR: 805 sq. ft, 74.8 m2, SECOND FLOOR: 556 sq. ft, 51.7 m2  
TOTAL: 3073 sq. ft, 285.5 m2

EXCLUDED AREAS: GARAGE: 461 sq. ft, 42.8 m2  
REDUCED HEADROOM BELOW 1.5M: 152 sq. ft, 14.1 m2, GARAGE LOFT: 461 sq. ft, 42.8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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