



# Exquisite family home in a beautifully rural setting.

La Route Des Issues, St John, Jersey, JE3 4AF

Guide Price £6,500,000





**Exceptional quality throughout • Private garden and large adjoining field • Indoor swimming pool • Gated entrance and large triple garage • Superb guest cottage • Approx. 9,705 sq ft**

**• 5 bedrooms • 5 bathrooms • 5 receptions • Plus integral 2 bedroom cottage**

#### Local Information

Whitton Grange is ideally situated in the St John countryside, conveniently located a short stroll away from the local amenities provided by St Johns Village. This is a perfect position to enjoy the stunning Bonne Nuit Bay and cliff path walks approximately a five minute drive away, whilst being well connected to town with major bus routes of circa 15 minutes' drive.

For families, the highly regarded preparatory schools such as St Michael's and St George's, and secondary schools including Jersey College for Girls and Victoria College are a similar distance away.

#### About this property

Whitton Grange is a stunning family home with elements dating back to 1797 as seen on the marriage stone of the original building. The surrounding rolling countryside offers the best of rural living and the electric gated driveway provides complete privacy. The property is in immaculate walk-in condition with tasteful refurbishments throughout.

On entry to the main house the blend of character and space is demonstrated by the vast reception room with exposed granite walls. The large living room features a wood burning stove with more exposed original Jersey granite work.

The dining room with a beautiful stone fireplace can easily accommodate a large dining table. An updated modern Sonos system has been installed in both of these rooms, as well as the kitchen and pool room.

The kitchen is fitted with a fabulous range of modern Miele appliances including two dishwashers, a microwave combination oven, a steam combination oven, two warming drawers, a wine fridge, a separate freezer, an American fridge/freezer and new Rangemaster cooker.

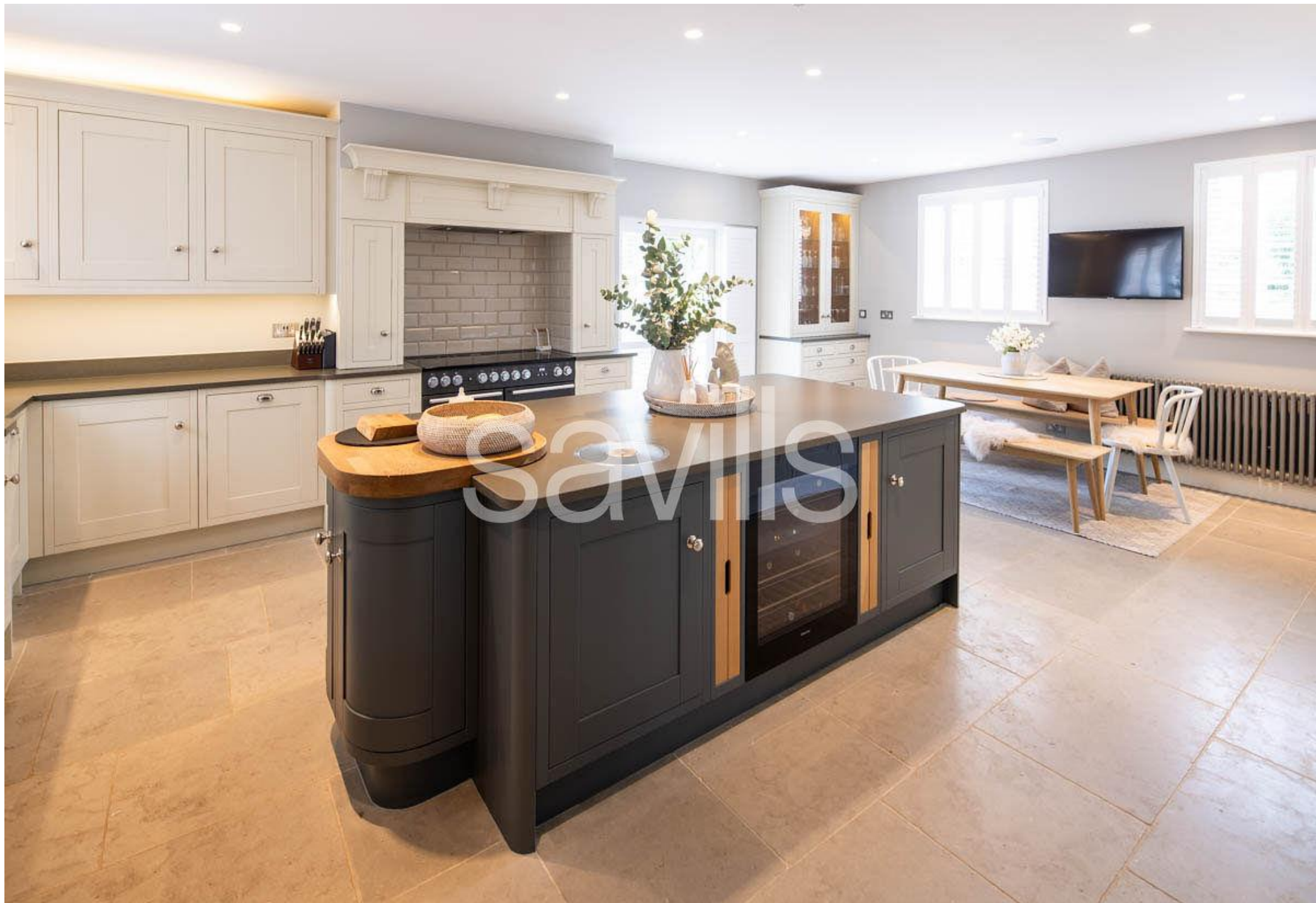
The wine fridge is fitted within a large kitchen island, which matches with the bespoke fitted units. The kitchen opens onto a large private terrace, lawn and beautifully maintained gardens with views across the apple orchid fields. The whole house has been fitted with stunning Plantation shutters.

The modern refurbishment includes a cinema room with a large wall-mounted screen, Boss projector with surround sound, and Lutron operated blackout blinds. The whole house TV system is Sky/Sky Q and Apple TV ready.

The ground floor is complete by a WC and large utility room with shower room for washing down dirty feet/paws. The utility is fit with two Miele washing machines and two Miele tumble dryers.









An impressive wooden staircase leads to the four large en suite bedrooms, one of which is a stunning principal suite with bespoke fitted units and a walk-in dressing room. Beautiful shuttered windows overlook the surrounding landscape. The final en suite bedroom is located on the second floor.

An exciting contrast granite atrium designed by well-known architect George Clarke, links the main house with a two bedroom barn conversion. This is perfect for extended family live in house keeper, or as a separate living space.

The barn is open plan in layout and comprises a lounge with wood-burning stove, kitchen area and space for a six-seater dining table. The kitchen also has a range of Miele appliances fitted. This area is also fitted with a speaker system which is Sonos ready. A new orangery has been added offering stunning views of the barn's own private back garden area. Upstairs are two large en suite bedrooms with built in storage.

The atrium also leads to a fabulous indoor pool surrounded by a patio with underfloor heating and vaulted ceilings. A changing room and walk in shower room complete this space. The swimming pool is fitted with a retractable, energy saving, insulating cover. New aluminum bifold doors open onto the lawn, making it perfect all year round.

This farmhouse also benefits from an orchard, as well as sweeping lawns connected by central steps. The Orchard has growing dessert apple, pear, plum and nut trees planted by the current owners for their own consumption.

Finally, the grounds feature a triple garage with new electric doors, as well as ample parking to the front. The garage has an Ohme car charging port which can be operated with an app. To finish off this exquisite home is a large room above the garage which could be used as a games room or study.

#### **Tenure**

Freehold

#### **Services**

Main house and cottage:  
Converted to mains water. Oil fired centrally heated.

All windows and doors repainted by JH Carpentry  
Upgraded WIFI in main house, cottage and games room with store for seamless connectivity throughout house by Total Digital  
Fitted with Lutron lighting system  
Fire and burglar alarm system with direct feed to G4S.

Full internal redecoration to all rooms.















#### External:

All garden taps on borehole.  
 Roof power washed and treated to prevent moss growth.  
 Roof integrated solar panels installed.  
 Exterior drainage and holding tank serviced, pumped and cleaned, stainless steel floats fitted and all new pumps.  
 Driveway cleaned, sealed and new jointing sand added.

#### Pool Services:

Upgraded Pool air handling system to include humidity sensor with automatic adjustment linked to pool cover.  
 Slate around the outside of pool area removed and replaced with composite decking.





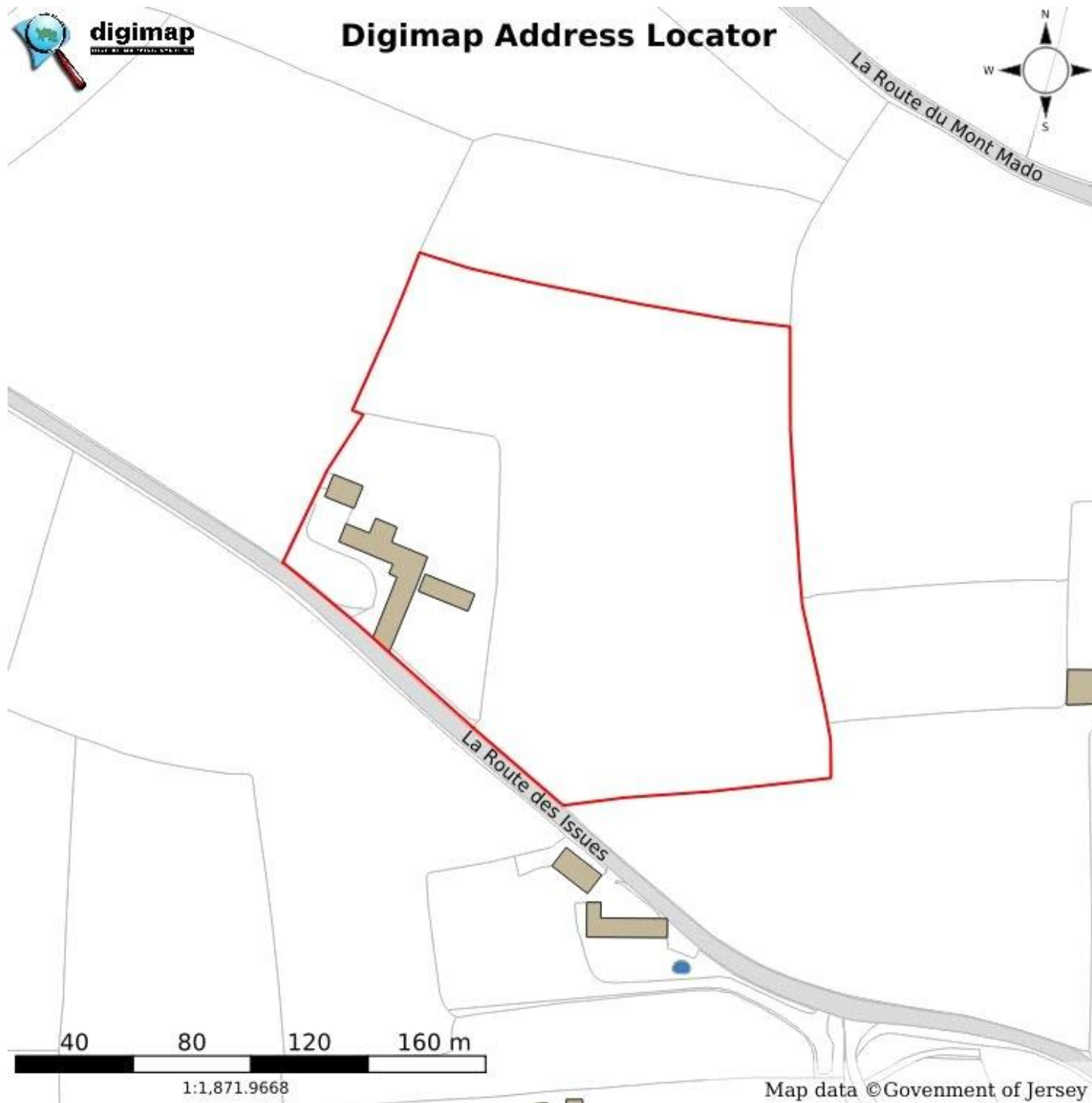
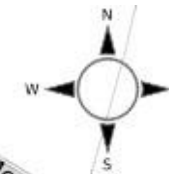








# Digimap Address Locator



1:1,871.9668

Map data © Govenment of Jersey



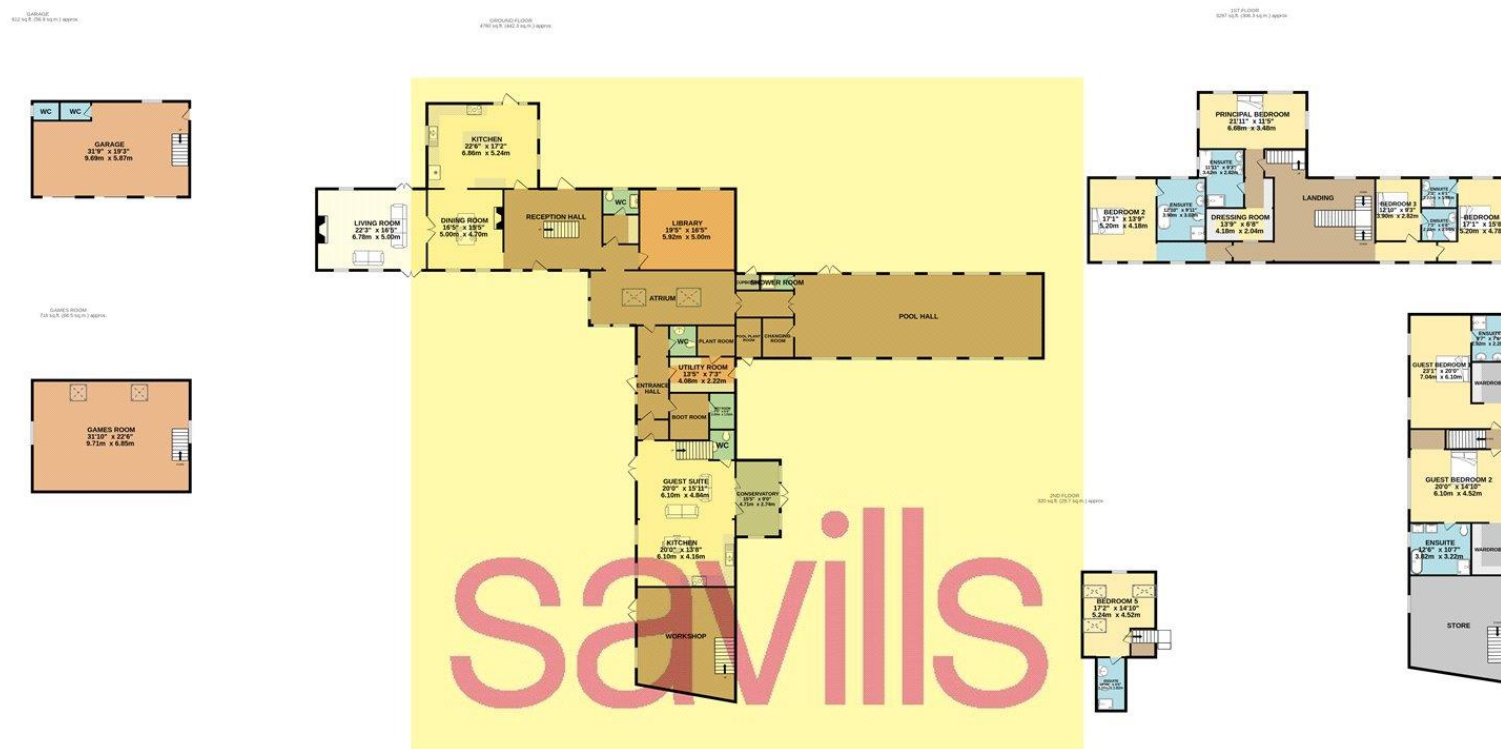
**La Route Des Issues, St John, Jersey, JE3 4FA**  
**Gross Internal Area 9584 sq ft, 890.4 m<sup>2</sup>**



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TOTAL FLOOR AREA : 9705 sq.ft. (901.6 sq.m.) approx.

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