

INTRODUCING
Whitton Grange, La Route Des Issues, St John, JE3 4FA







Connecting People & Property Perfectly.

Situated in the idyllic rural parish of St John, this exquisitely crafted country home, which traces its origins back to the late 18th Century, is enveloped by large meticulously landscaped gardens and orchards. Its enviable location places it a short drive away from both the charming St John's Village with its shops, and the bustling capital town of St Helier. The convenience extends further, as the airport is reachable within a mere 20 minute drive. Recently subjected to a comprehensive modernisation, extension, and enhancement process, the entire property now exudes an exceptional standard of quality. In addition to the estate is the granite built link wing, thoughtfully designed and seamlessly connects to an impressive 14 meter indoor swimming pool. Spanning over an impressive 10,000 square feet, the luxury accommodation on offer is truly remarkable. The expansive layout boasts generous reception spaces, including a central galleried reception hall that creates a grand entrance, an atrium style art exhibition hall, a main family living room warmed by a wood burning stove, a bespoke cinema/library complete with custom built bookshelves, cutting-edge Bose projection installation, surround sound, and a wall mounted cinema screen. Additionally, an elegant dining room with a striking granite fireplace, which can be opened up again, sets the scene for lavish gatherings. The capacious family kitchen, lavishly appointed and equipped with Mackintosh units and a comprehensive range of top of the range Miele appliances, seamlessly opens up to a spacious semi circular dining/leisure terrace, leading to manicured lawned gardens. On the upper floors, you will find a collection of 5 indulgent bedroom suites, each meticulously designed for comfort and luxury. Beyond the main house, a gracefully integrated self-contained two storey guest wing. This wing encompasses two double bedroom suites, a generously proportioned open plan living room/kitchen dining area, sun room and a utility room, offering an independent haven for guests. Externally, the estate boasts a detached three car garage with a roof studio/games room above, along with a capacious workshop that caters to various pursuits. Security and privacy are paramount, as the property is accessed through an imposing gated entrance outfitted with automatic gates, ensuring a sense of exclusivity.

- **Five Bedrooms / Five Bathrooms**
- **Two bedroom two Bathroom guest Cottage**
- **Indoor swimming pool**
- **Quality throughout**
- **Private garden and large orchard**
- **Triple garage and ample parking**

Price £5,995,000 | Qualified | Freehold

 5
  5
  5
  10
 PROPERTY ID: 3268













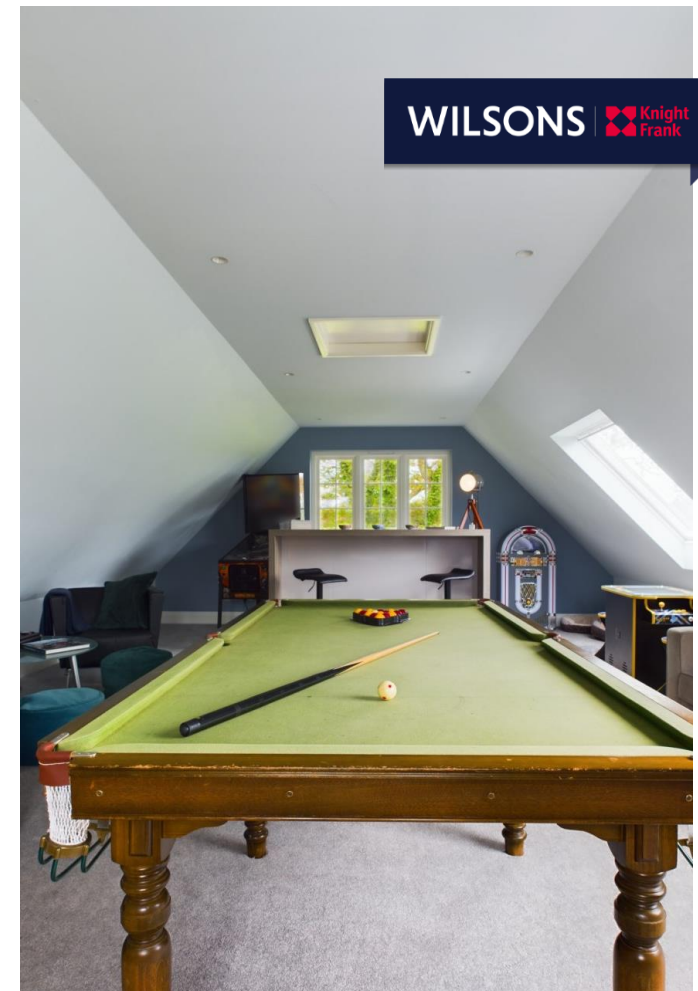












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PRINCIPAL BEDROOM
22'11" x 11'2"
6.98m x 3.39m

BEDROOM
16'5" x 13'9"
5.00m x 4.18m

BEDROOM
12'1" x 9'3"
3.63m x 2.83m

BEDROOM
12'1" x 9'3"
3.63m x 2.83m

ENSENITE
12'11" x 9'7"
3.69m x 2.95m

ENSENITE
12'6" x 8'10"
3.80m x 2.69m

ENSENITE
12'6" x 8'10"
3.80m x 2.69m

DRESSING ROOM

LANDING

BEDROOM
172" x 1410"
5.23m x 4.52m

LANDING

ENSUITE
77" x 623"
2.26m x 2.10m

BEDROOM
23'1" x 26'0"
7.04m x 8.00m

LANDING

BEDROOM
20'0" x 14'10"
6.09m x 4.52m

ENSUITE
12'0" x 10'7"
3.62m x 3.23m

WARDROBE

STORE

GAMES ROOM
 31'9" x 22'6"
 9.67m x 6.86m

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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SERVICES

All mains
Oil fired central heating
Solar Panels
Integrated WIFI
Lutron lighting system

DIRECTIONS

From Haute Croix, turn left into La Route Des Issues, continue for 500 yards and Whitton Grange is on the right hand side.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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