



# La Chasse

La Rue Des Varvots



# La Chasse, La Rue Des Varvots, St Lawrence, JE3 1GX

Imposing country residence, approached via a tree lined drive way and set within beautifully maintained grounds with equine facilities, orchard, large pond, swimming pool, tennis court and a self-contained apartment. This exceptional family home was purchased by the current owners in 1989 and comprehensively redeveloped to create a substantial yet highly practical country residence with absolute privacy.

Ideally positioned within the heart of the Island, the property enjoys a central location with convenient access to the airport, local amenities, local gym and a selection of highly regarded schools.

The main house offers elegant bespoke detailing throughout, complemented by a recently refurbished kitchen and highly practical utility room. Reception space is particularly impressive; featuring a formal dining room, a characterful library with open fireplace, office and a large drawing room adaptable for either open fire or gas installation. There are french doors from all primary reception rooms onto the garden. Making it a perfect family home for entertaining.

The generous principal suite includes separate his and hers dressing rooms, an en-suite bathroom and a private seating area. In addition, there are four further well-appointed bedroom suites together with an excellent playroom/family reception space.

A notable feature of the property is the versatile self-contained apartment, currently arranged independently but easily reconnected to the main house via the playroom if desired. Ideal for extended family, guests or staff accommodation, it comprises two bedrooms, newly fitted kitchen, shower room, private entrance and separate heating system.

Externally, the grounds are equally impressive. The elevated heated swimming pool benefits from excellent heat retention, a conveniently located pool house with shower/changing room. While additional lifestyle amenities include productive orchards, fruit cages, a picturesque pond, irrigation system, and established equine facilities with consented equine use for over 15 years. The adjoining field extend to approximately 10.5 verges.

The property successfully combines traditional character with extensive modern enhancements, including a new oil fired boiler installed in 2023, solar assisted hot water, double glazing throughout, underfloor heating to selected areas, an integrated Sonos sound system serving both the principal reception rooms and exterior entertaining areas. Property benefits from an intruder security system with alarm and panic buttons, and pre installed cabling for electric gates.

Further benefits include mains water and drainage, borehole irrigation for the gardens and fields, extensive parking, garaging (2 double garages) and a high degree of privacy throughout, due to being landlocked.

This is a rare opportunity to acquire a highly adaptable country home combining privacy, security, leisure and equestrian appeal within an exceptional mature setting.



Parish: St Lawrence

Qualification: Qualified

Tenure: Freehold

Price £5,300,000



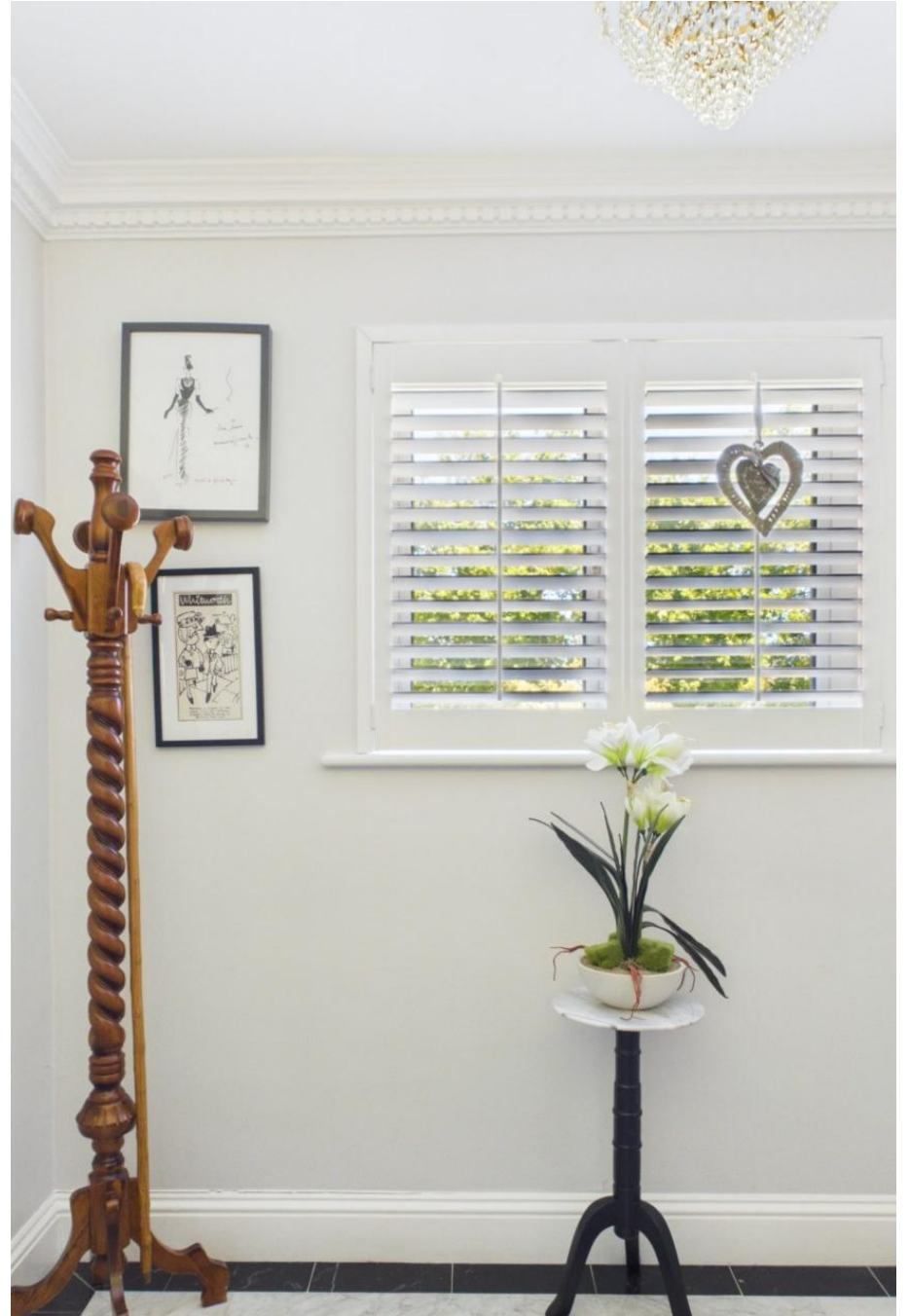
- Exceptional country home with equine facilities
- Heated pool, tennis court and mature grounds
- Five bedroom house plus two-bedroom apartment
- Bespoke interiors and refurbished kitchen
- Approached via a tree lined drive way, landlocked to ensure complete privacy
- Central location close to schools and airport



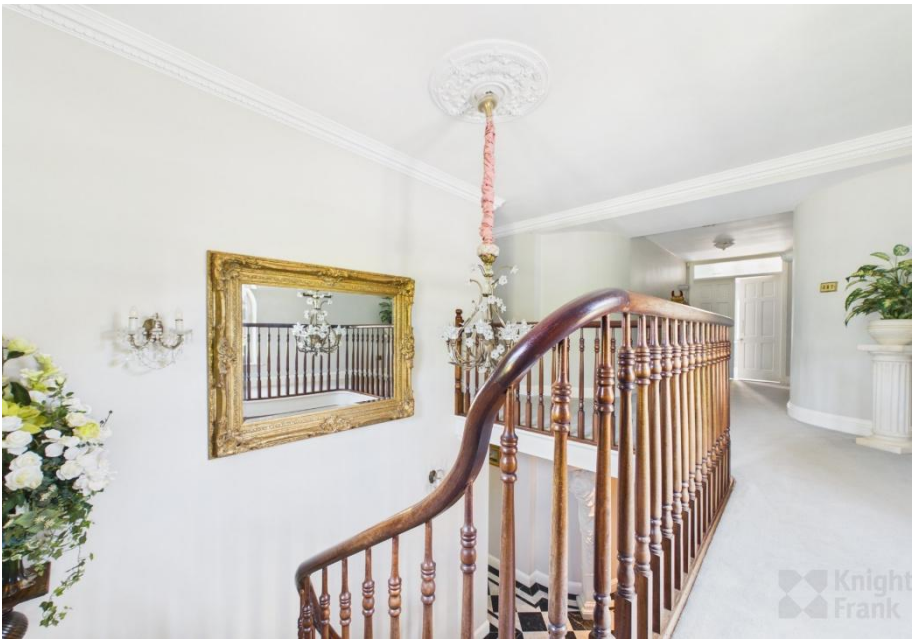














Knight  
Frank











 <p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	 <p style="text-align: center;"><b>Floor 1</b> Building 1</p>	<p><b>Approximate total area<sup>(1)</sup></b> 5947 ft<sup>2</sup> 552.7 m<sup>2</sup></p> <p><b>Reduced headroom</b> 7 ft<sup>2</sup> 0.7 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Ground Floor</b> Building 2</p>	 <p style="text-align: center;"><b>Ground Floor</b> Building 3</p>	
 <p style="text-align: center;"><b>Ground Floor</b> Building 4</p>	<p>Please note the square footage does not include the two bedroom flat (not shown on the plan)</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: center;">GIRAFFE360</p>

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains water and drainage with private pumping station

Borehole water for gardens and fields

Dog washing shower point,

Gardener`s WC, and extensive irrigation systems throughout the grounds

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