



9 THE ORCHARD
BRIGHSTONE, ISLE OF WIGHT

spence
willard

9 THE ORCHARD BRIGHSTONE ISLE OF WIGHT PO30 4QU

A RATHER IMPOSING FOUR BEDROOMED DETACHED HOUSE SET IN A LARGE CORNER PLOT WITH DOUBLE GARAGE AND LEVEL GARDEN, PLEASANTLY LOCATED IN A QUIET CUL-DE-SAC OF SIMILAR HOMES IN THIS SOUGHT AFTER WEST WIGHT VILLAGE.

The property was constructed in 2000 by the reputable builders J R Bucketts & sons, and as to be expected has high quality and spacious accommodation which flows seamlessly. The current owners have also made steps to promote green living by installing ECO friendly systems to include photovoltaic panels and an air source heat pump which both effectively reduce costs and provide an income stream. A timeless mahogany balustrade greets you in the entrance hall inviting one through to the living room with inglenook style fireplace and glazed doors into the wonderful conservatory which then, in turn leads to the dining room. The fabulous solid wood kitchen boasts an impressive dual control, 4 oven Aga and has ample space for dining. The spacious utility room has stairs off to a versatile loft room and a useful internal door into the double garage. The first floor has four double bedrooms of which all have private ensuite facilities.

The popular and thriving village of Brighstone offers good facilities including a general store with post office, newsagent/grocer, hairdresser, café/bistro, public house, community library, doctors surgery with dispensary, primary school and two churches. Also there are local footpaths and bridleways around the village providing access to miles of downland and coastal walks and within a mile there is a local beach at Chilton Chine together with access along the Military Road to several other beaches along the Southern coastline of the Island.

ENTRANCE HALL Under the open porch into the hallway with attractive staircase.

CLOAKROOM With WC and vanity unit with counter top wash basin.

LIVING ROOM 19' 10" x 12' 10" (6.052m x 3.933m) A superb space with bay window, deep windowsills and large stone inglenook style fireplace housing a substantial log burner sitting on a granite hearth.

CONSERVATORY 17' 2"max x 12' 9"max (5.233m x 3.909m) This room has recently been transformed by the addition of a 'Guardian solid roof' making it a more enjoyable all year round area with French doors to the garden.

DINING ROOM 13' 10" x 11' 10" (4.241m x 3.631m) A well appointed room between the kitchen and conservatory.

KITCHEN/DINER 25' 5" x 11' 10" (7.754m x 3.614m) Fitted with a good combination of cupboards and drawers including a fabulous larder unit housing both an electric oven, a combination microwave and pull out baskets. The solid wood units truly showcase the grand Aga, with its two ceramic electric hob plates making cooking easier when the Aga is not needed, along with the granite work surfaces and double ceramic sink with integrated dishwasher under. A freestanding Butchers Block Island with deep drawers complements the kitchen beautifully.

UTILITY ROOM 15' 2" x 8' 10" (4.636m x 2.704m) This sizable room is also fitted with the same quality cupboards as the kitchen and has a double butlers sink and granite work surfaces once again. Stairs off to:





LOFT ROOM 14' 9" x 13' 3" (4.496m x 4.047m) A fantastic, versatile space with dormer window, which has endless possibilities. It is fully boarded and has provisional pipework in place should a bathroom be necessary and a double plug socket.

BEDROOM 1 13' 11" x 11' 11" (4.260m x 3.635m) Fitted with a high quality wardrobe combination with hanging rails, shelves and drawers. Ensuite fitted with corner Jacuzzi bath and shower over, WC and pedestal wash basin.

BEDROOM 2 12' 6" x 10' 9" (3.822m x 3.293m) with ensuite comprising of a Jacuzzi shower cubicle with body jets and seat, pedestal wash basin, WC, Bidet and heated towel rail.

BEDROOM 3 10' 6" to wardrobes x 9' 8" (3.216m x 2.947m) With fitted wardrobes and vanity area. Ensuite fitted with a tiled shower recess and bi-fold door, WC and pedestal wash basin.

BEDROOM 4 12' 11" x 10' 9" to wardrobes (3.941m x 3.301m) With ample fitted wardrobes and centre vanity unit. Ensuite fitted with a Jacuzzi shower with body jets and seat, WC and pedestal wash basin.

OUTSIDE To the front is a large attractive driveway with ample parking for several cars and access to the **DOUBLE GARAGE** 17' 11" x 17' 10" (5.463m x 5.460m) with electronic roller door. The garage has a window to the side and the pressurised hot water tank sits neatly to one corner.

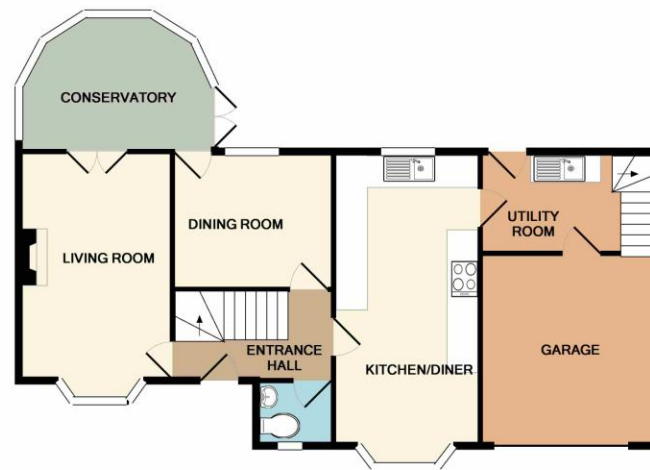
The rear garden is mainly laid to lawn which is pleasantly disturbed by the Indian sandstone patio area which works along the entire back of the house. A charming summer house, a greenhouse, vegetable plot, solar panels and a timber shed are also features to be found here.

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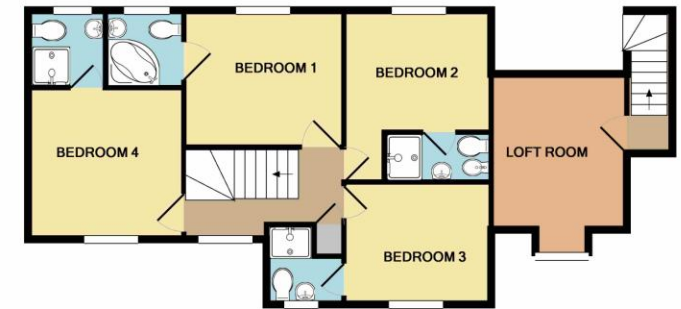
EPC RATING C



VIEWINGS All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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