

McCarthy  
& BOOKER



Glenbrook, Main Road, Chillerton, Newport, Isle of Wight, PO30 3ER

**Guide Price £310,000**



A fantastic opportunity to live in a beautiful village location but close to Newport. Flexible accommodation with 3/4 bedrooms, 2/3 reception rooms, large kitchen plus utility room. This chain free property has parking for 2 vehicles and a lovely rear garden with large purpose built decked area to enjoy the peace and quiet. Additionally, there is a free water supply to this property which is ready to move straight into.

#### 3/4 bedroom semi detached rural property

Nestled in the picturesque village of Chillerton, this lovely home offers a tranquil retreat with great views over the countryside. With two reception room, an office or ground floor bedroom, a large bath and shower room, this home provides a perfect setting for family life or a peaceful getaway.

#### Ground Floor

The property boasts two good sized reception rooms, each featuring cosy log burners, one with a brick surround and hearth, the other with slate and wood features. The rear reception/dining room, with an open staircase to the first floor, is perfect for family gatherings and entertaining.

The well appointed kitchen includes an integrated dishwasher, a four-zone hob, microwave and two ovens, with plenty of wooden wall and base units. Adjacent to the kitchen is a useful utility room with space and plumbing for a washing machine and tumble dryer, along with a storage cupboard housing the water cylinder and consumer unit. The versatile room off the hallway, can be utilised as an office space or a fourth bedroom, catering to your specific needs. A useful cloakroom is also available.



### First Floor

The first floor comprises of a double bedroom at the front, with access to boarded loft with light and power, that offers beautiful countryside views, a feature fireplace and built-in sliding mirrored wardrobes. There is also a single bedroom and an additional double bedroom overlooking the rear garden.

The bathroom features a fully tiled walk-in shower and a bath with a handheld shower head, providing a relaxing retreat.

### Exterior

Front Garden: The easy-to-maintain front garden includes off-road parking for two vehicles, a garden store and access to useful storage through double garage doors.

Rear Garden: The spacious rear garden is a delight, featuring a large decked area reached by steps up to the lawned area and flower beds. There is also a useful garden store upon the decking where you can enjoy peaceful moments under the geometric pergola. The serene environment is perfect for bird watching and enjoying the quiet countryside.

### In Summary

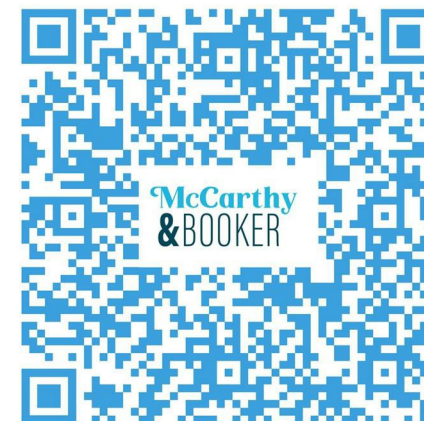
Embrace the peaceful, quiet atmosphere of rural living, with the convenience of Newport's amenities just a short drive away in this surprisingly spacious family home. Chain free and ready to move into.

### Newport/Chillerton

The Island's capital. With all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. Great road and bus route links to the rest of the Island with its almost central location.

Chillerton is a rural village between Newport and Chale, in the middle of a farming community.

### Further Information



Tenure: Freehold

EPC: E

Council tax band: C

Electric heaters

Underfloor heating in kitchen and hall

2 log burners

Free water supply

Satellite dish

Full fibre broadband

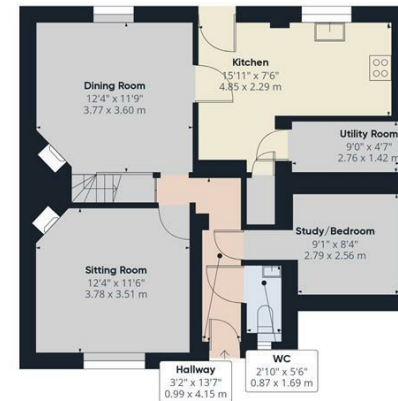
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

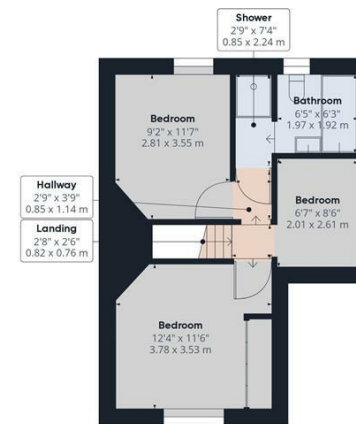
## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1