

McCarthy
& BOOKER



Tanglefoot New Road, Porchfield, Newport, Isle of Wight, PO30 4LS

Guide Price £650,000



A substantial detached home located on New Road in the charming village of Porchfield, Newport. This impressive property boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 generously sized bedrooms, there is plenty of room for everyone to enjoy their own private space.

The property features 3 bathrooms, ensuring convenience and comfort for all residents. Built in 1999, this modern home offers the perfect blend of contemporary amenities. The parking area and garages can accommodate up to 4 vehicles, making it ideal for families with multiple cars or guests visiting for the weekend.

Located in a peaceful village setting, this detached house provides a tranquil escape from the hustle and bustle of city life. Whether you're looking to enjoy the beautiful countryside or simply unwind in the comfort of your own home, this property offers the perfect retreat.

A spacious and very well maintained family home

Located in rural Porchfield, with its unspoilt countryside views, this five bedroomed home also has a generous sized sitting room, snug/office/downstairs bedroom, beautifully appointed kitchen dining room, utility room and a reception room currently used as a music area but could be a hobbies or play room. Situated in a private close, this home has a double garage with additional storage in the roof area and the large rear garden is mainly laid to lawn.



Interior

All rooms in this modern, stylish home are airy and generous in size. With so much space the rooms are versatile with their uses, becoming extra bedrooms, office spaces or playrooms/dens.

Ground Floor:

The hallway leads off to rooms in all directions as well as having the wooden staircase leading to the first floor.

A sunny reception room/snug is currently used as an office and looks out to the front of the building. At the rear of the house is a fabulous sitting room with an open fire and double patio doors looking out to the garden, double doors opening into the large open plan kitchen and dining room which also have the same wide doors to the garden, allowing light to flood in. Throughout this area are wood effect luxury vinyl tiles which complements the thick oak worksurfaces and cream wall and base units throughout the kitchen. This very well appointed kitchen has an integrated dishwasher, oven, hob and two low level fridges with a great breakfast bar providing the divide between areas. A fabulous bespoke seating area, with thoughtful storage within the seating, is a lovely addition. The utility room has space and plumbing for a washing machine, a useful sink, more cupboards and gives access to the rear courtyard.

Another fabulous flexible area, currently the music room, has double storage cupboards and is found off the kitchen area, previously used as a playroom and den.

There is a convenient and practical downstairs toilet off the hallway.

First Floor:

This level has five extremely generously sized bedrooms, all bright and airy, as well as a large family bathroom and hallway cupboard.

The principal bedroom is large and has two double fitted wardrobes and an ensuite shower room, another double bedroom also has an ensuite shower room and 1.5 built in wardrobes. One bedroom is currently used as an office.

Garage:

A double garage with the left hand side having a rear door to a shingle courtyard that also accesses the house via the utility room. Both have huge storage spaces with extra space in the roof area. STPP, this could be configured as a self contained annexe for a teenager or older family member.

Exterior

Approaching the property, set back from the road within a private enclave, there are well maintained mature shrubs and trees around this impressive sized house with its double garage and additional parking spaces.

A wide rear garden is accessed from either side of the property as well as from the dining area and sitting room. A shingled area is adjacent to the house and is a lovely spot to dine 'al fresco' or rest and relax listening to birdsong.

The majority of the garden is lawn with mature trees and fencing around the boundaries, easy to maintain.



Porchfield

A wonderful rural countryside village and just over a mile from the beautiful stretch of coastline at Thorness Bay, offering breathtaking walks. Porchfield is on the outskirts of the county town of Newport is an approximate five-minute drive with Cowes just under ten minutes, making this an excellent position for those seeking a quiet neighbourhood.

Further Information

Tenure: Freehold
EPC: E
Council tax band: F
LPG heating
Mains Drains
Double glazed throughout

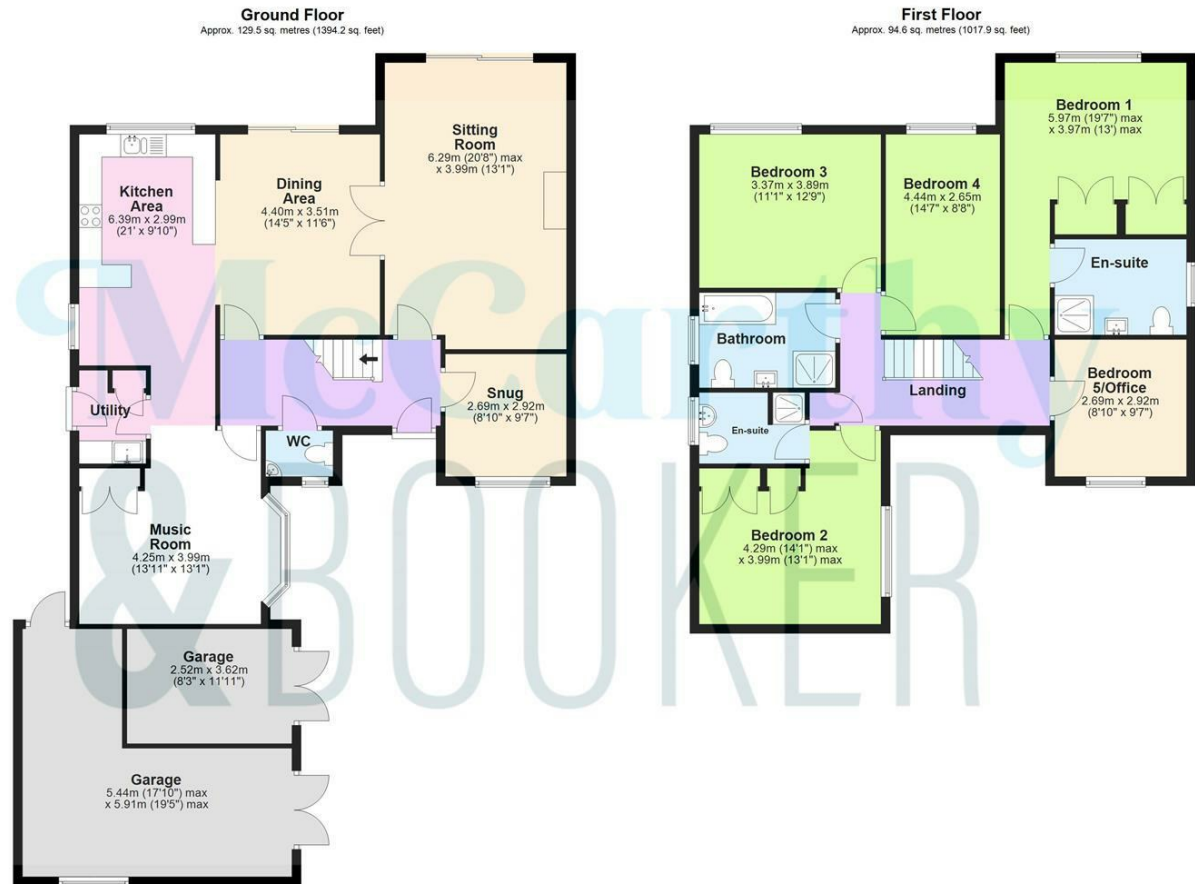
Viewing

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.



Total area: approx. 224.1 sq. metres (2412.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design presented. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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