

SPENCE WILLARD



Chine Lodge, Brook Chine, Brook, Isle of Wight

A truly impressive, refurbished and extended, fine period residence located on the much sought-after Brook Chine and offering spectacular coast and country views from all aspects

VIEWING:

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Located on one of the most impressive sections of coastline in the country, Chine Lodge is a truly special house perfect for those who are beachgoers or enjoy some of the finest walks on offer. Just a minutes walk from miles of stunning sandy beaches and rugged coastline, Chine Lodge has been the subject of a painstakingly thorough and sympathetic refurbishment, completed to a high standard by a local building firm of high repute. It's been extended, new roof coverings, rewire/plumb, new windows, utility room, bathrooms, kitchen units and a modern garage/boathouse etc. The property benefits from a modernist and substantial two storey extension off the rear which delivers a fabulous kitchen/diner which seamlessly opens to the rear sun terrace. It offers spacious, flexible and light accommodation with four reception rooms/areas downstairs and four good-sized bedrooms upstairs and all with a glorious outlook. Located in an Area Of Outstanding Natural Beauty, the area is known for its striking landscape and is in fact part of the Jurassic Coastline; Heritage Coastline and much of the surrounding countryside is owned and managed by the National Trust.

This elegant period house has been substantially modernised, but in a way that has the perfect blend between modern and new architecture. Many of the original features are visible, such as wonderful fire surrounds and an attractive staircase.

The ground floor comprises a light and airy **KITCHEN/DINER** with a **FAMILY ROOM** leading off which has a central wood burner. The dining area has massive, German made, glass floor to ceiling doors, which fully open with no corner pillar, which enables an inside/outside dining experience. A bespoke kitchen has been installed with an AGA and a full range of wall and base units. There is a well equipped **UTILITY ROOM** with a side door access and an outside shower – perfect after a day of swimming or surfing at the beach.



At the front of the house there is a **DRAWING ROOM** and second formal **SITTING** or **DINING ROOM**, which is currently being used as a **SNUG**. Both rooms have high ceilings and are double aspect with intricate period feature fireplaces.

The first floor offers truly stunning views across the sea, sandy beaches, rugged coastline and of the surrounding rural countryside with The Downs in the background. The white chalk cliffs of Tennyson Downs and Freshwater Bay are visible. The **PRINCIPLE BEDROOM** benefits from a modern **SHOWER ROOM-EN-SUITE** and there is a **FAMILY BATHROOM** which has a separate shower. There are **FOUR DOUBLE BEDROOMS** on the first floor - all of which are of good proportions.

OUTSIDE

There are two large sections to the garden. The main part has a beautiful terrace with surrounding dwarf walls with a large lawned area to the rear. There is a secondary plot of land that is the other side of a new low level fence. The garden is generally level and offers superb views. A substantial **DETACHED GARAGE** has been constructed at the end of the drive that is also perfect for keeping SUPS, surf boards, bikes and general beach equipment. There is a gravelled driveway with space to park 3 - 4 cars.

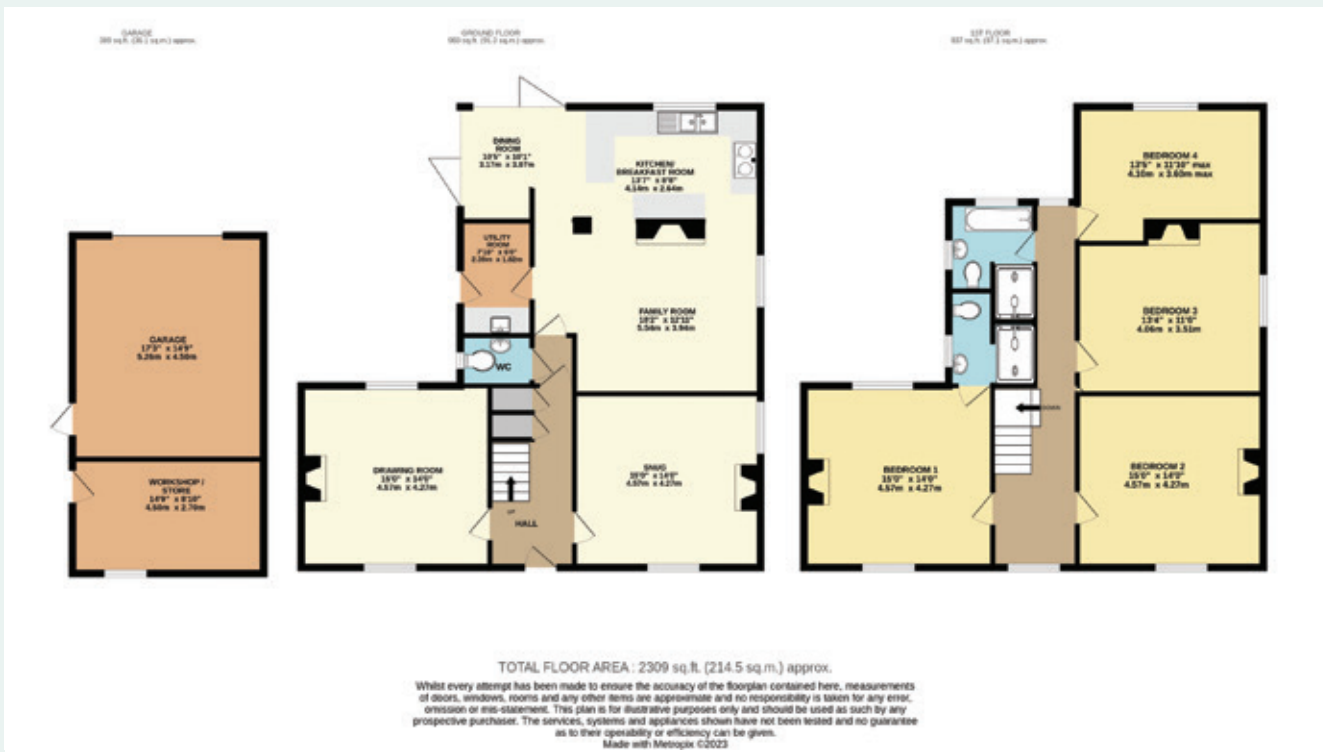
TENURE Freehold

SERVICES Private drainage to a septic tank. Water, electricity and oil serve the property.

POSTCODE PO30 4HA

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





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