

SPENCE WILLARD



Southdown Cottage, Chale, Isle of Wight, PO38 2LJ

A masterpiece of contemporary architectural design situated in grounds of half an acre provides the ultimate coastal / rural retreat.

VIEWING

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Meticulous detail in the build has produced an exceptional home finished to an extraordinary high standard. The property has a real focus on indoor/ outdoor living and the proximity of panoramic rural and coastal views with spectacular sunsets provide the backdrop. Mature borders offer privacy and seclusion. A high level of attention to detail throughout the electrics, plumbing, heating and insulation ensure an efficient, spacious and economical home.

A Mitsubishi air-source heat pump provides domestic hot water and under-floor heating in three programmable zones.

Crucial Trading sisal carpets feature in all bedrooms, whilst Duravit, Phillippe Stark, Axor and Grohe fittings compliment all en-suites, Wet-Room and family bathroom.

German Nolte Kitchen fitted with high quality appliances and large double island.

Other finishes include Ted Todd engineered oak flooring, Porcelanosa floor and wall tiles to hallways and bathrooms.

Powder coated aluminium doors and windows are fitted with roller black-out blinds to all bedrooms and living areas to provide privacy and minimise night lite pollution (AONB)

External features include a 3-bay oak frame garage with log-store to side and mezzanine over.

An expansive paved driveway gives vehicular access to the lane, a turning area and parking for numerous vehicles.

Three decked, furnished terraces to the front, rear and side enable inside/ outside living with alfresco entertaining.

Southdown offers a quality lifestyle in an AONB area set between rolling downland and the nearby coastline, with Whale Chine just a short walk away. Here there is direct access to the island's scenic coastal and country walks. Brook Beach and Compton Beach are popular with swimmers, surfers and kite-surfers and they form part of the Jurassic coast. Brighstone and Niton villages offer local shopping facilities, doctor's surgeries and Primary School, and The Wight Mouse pub is a short walk across the field. Freshwater is to the west, along the scenic cliff-top route of the Military Road, and provides a further range of shops, supermarkets and Leisure Centre with swimming pool. Yarmouth, with it's popular harbour, restaurants, shops, sailing clubs and ferry-link to Lymington is approx. 9 miles away (check this distance)

Property is arranged on 3 different levels taking advantage of the setting.

Ground Floor Level / Main Entrance

The bottom elevation comprises a stepped decked terrace with double doors leading in to the Entrance Hallway with Porcelanosa floor tiles, u/floor heating

Door to: Plant / Laundry Room with floor Shaker matt-white units with oak worktops, housing Belfast sink, mixer tap and pull-out spray. Integral appliances are AEG washing machine & AEG condensing dryer.

Electric meter, back-up boiler, Ecodan cylinder plus control panel and manifold for lower section, water-softener unit.

Porcelanosa floor tiles with u/floor heating.

Above the Plant Room there is a loft access to storage area.

Door to: Wet Room & WC - Grohe Rainsance walk-thru shower, WC, basin & wall-mirror, 2 electric towel rails, Porcelanosa floor & wall tiles, u/floor heating.

Door to: Boot Room

Wall to wall built-in cupboards for all outdoor wear / clothing. Bench with separate hanging space. Porcelanosa tiled floor with u/floor heating.

Bedroom 4

An en suite double bedroom with French doors and Juliet balcony, enjoying south-westerly views. Crucial Trading herringbone Sisal carpet throughout.

Door to En-Suite Shower Room, walk-in shower, electric towel-rail, free standing Duravit console basin with wall mirror above. Porcelanosa floor & wall tiles with u/floor heating throughout.

Bedroom 5

Another south-west facing double bedroom with French doors and Juliet balcony.

Walk-in linen cupboard,

Crucial Trading herringbone Sisal carpet, u/floor heating.

Stairs up (Crucial Trading Sisal fitted stair runner) to:

Central Elevation

Kitchen/ Dining room

An impressive south-facing space combining a superbly designed kitchen with adjacent dining area, from which sliding doors give access to the generous decked central terrace. The Nolte kitchen has an extensive range of built-in cupboards and drawers - black soft-matt fronts under quality Silestone and Danish, white-washed oak work surfaces, large Island Unit/Breakfast Bar totalling 4.5m x 1.2m, with 4 pendant lights above, pull-out power dock, Franke Box Centre stainless inset twin sink unit, Franke mixer tap + pull-out spray. Integral appliances include Neff dishwasher, Caple wine-cooler, Fisher & Paykel French-style fridge-freezer (filtered water + ice maker), Mercury Rangecooker, electric, matt black with 5-zone induction hob, Glide-out grill, main functional oven and tall fan oven. Glass splashback with Neff Pro-Extractor over, Neff steam-oven (steam / microwave/convection) 2 x Neff plate-warmers, Neff coffee machine (fully automatic, takes beans or ground).

Door to: Utility/ Pantry Room

Range of floor matt-white Shaker units, oak worktops, Butler sink, Spray-function Mixer-tap, floor to ceiling food storage cupboard. Ted Todd engineered oak floor, u/floor heating to kitchen/ utility/ dining areas.

Sitting/ Family/Living - Room

Situated in the heart of the house, a well-proportioned vaulted-ceiling room with built-in shelving, feature window & views to The Needles.

Triple-sided Morso free-standing 7.3kw log-burner on polished -concrete base.

Built-in shelving as adjacent wall, plus TV, Music/ Book shelving opposite. Ted Todd flooring throughout with heating under.

Stairs (Crucial Trading Sisal fitted stairs carpet) up to:

1st Floor





Study/ Office

Large room currently organized as study / workstation / music room. Sisal carpet throughout, generous under-eaves storage in wall to wall cupboards with Louvre doors. Window with south-westerly view.

From Central Elevation, stairs up (Crucial Trading Sisal fitted stair runner) to:

Top Elevation

Hallway

- Porcelanosa tiled floor with heating under, leading to back door entrance.

Door to: Dressing Room - Wall to wall & floor to ceiling built-in wardrobes provide generous storage. Sisal herringbone carpet (Crucial Trading) heating under.

Door to: Family Bathroom

Stunning bathroom comprises large back-to-wall bath, mix-tap shower, console with basin, wall mirror over, W.C., heated towel rail. Porcelanosa floor & wall tiles with u/floor heating.

Bedroom 3

A south-facing double bedroom with French Doors opening onto decked terrace. Crucial Trading herringbone Sisal flooring with u/floor heating.

Bedroom 2

South-west facing double bedroom enjoying farmland / Needles views. French doors, Juliet balcony and vaulted ceiling. Crucial Trading herringbone Sisal flooring with u/floor heating.

Bedroom 1

Master en-suite, double -aspect, vaulted ceiling bedroom with far-reaching south-westerly views from French doors and Juliet balcony. Crucial Trading herringbone Sisal flooring with u/floor heating.

Door to En-Suite, back to wall bath with mix-tap shower, free standing Duravit console basin & wall mirror, electric towel rail. Porcelanosa tiles to wall and floor with u/floor heating.

Storage loft-space above.

Outside

Main Entrance - the property is accessed via a 5-bar County gate opening on to a gravelled driveway/ turning area.

Decked steps to terrace and front door.

Rear Entrance - expansive paved driveway via oak gates to garage.

Site stability. Prior to house construction, a piled-steel wall was installed at the back and along the length of the site. 30 foot ground anchors ensure permanent rigidity in these areas. The house has 3 steel arches in the central elevation with a Sydenham's timber frame structure addition, and Siberian larch cladding finish. Tapco composite tiles complete all roof areas.

Southdown Cottage holds an LABC warranty which is valid for 10 years from October 2022.

Services

Mains electricity, water in (only) Private drainage with treatment system, new foul and storm tanks, Mitsubishi air-source pump at rear.

EPC Rating

C.

Council Tax

Band H.

Postcode

PO38 2LJ

Tenure

Freehold.

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.





Southdown Cottage

Approximate Gross Internal Area
3886 sq ft - 361 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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