

SPENCE WILLARD



Well Ridge, Newbridge, Isle of Wight

A well-presented and stunning modern, detached house delivering fine country views, with the benefit of a substantial garage building at the rear of the plot.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK

Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, ground floor 4th bedroom or study, 3 first floor bedrooms (1 en-suite) with a family bathroom. Extensive parking and garden backing onto farmland. Double garage.

Well Ridge is a detached house constructed to a high standard in 2007 and has been well maintained since. There are excellent westerly and southerly views over the surrounding countryside towards the downs. As well as being surrounded by attractive countryside, there is easy access to Yarmouth with its Harbour and ferry service to Lymington as well as the beaches of West Wight including Compton (about 4 miles). Shalfleet School is around a mile away, as is The Horse & Groom Public House with further facilities being available in both Shalfleet Village and Yarmouth.

Accommodation: (Room sizes are approximate)

Front door with glazed panel opening to:

Entrance hall with a carpeted floor and staircase to first floor.

Sitting room 6.60m x 3.57m (21'9" x 11'9") a particularly light room with extensive south and west facing windows providing views over the surrounding countryside towards the downs. There is a pair of French doors opening to the south facing patio. Attractive electric fire and surround.

Dining room 3.57m x 3m (11'8" x 9'9") with window and views over the village green.

Kitchen/Breakfast room 4.89m x 3.42m (16'1" x 11'3") Fitted with a range of high quality kitchen units incorporating granite effect work surfaces with a sink and drainer board. Gas fired two oven cooker with extractor hood above and integrated dishwasher. Tiled flooring throughout and access to the utility room.

Utility room with tiled flooring and fitted with a range of built in cupboards incorporating a Vaillant combination boiler. Further kitchen units with a work surfaces and a single bowl stainless steel sink unit with drainer. Space and plumbing for a washing machine. Rear door to rear and side gardens.

Study/bedroom 4 2.26m x 2.21m (7'5" x 7'3") Carpeted flooring with outlook over the rear garden.

Cloakroom/WC with wash hand basin and storage area for coats. Heated chrome towel rail.

First floor landing with lovely southerly views.

Bedroom 1 4.88m x 3.44m (16'1" x 11'3") a stunning double aspect room which has excellent southerly views. Shower room en suite with a high quality white suite comprising a good sized tiled shower cubicle with shower. Basin and WC. Tiled flooring.

Bedroom 2 4.70m x 3.57m (15'6" x 11'8") with stunning views over the rear garden and beyond. Family bathroom with a bath, separate shower, pedestal wash basin and WC. Tiled floors and part tiled walls. Heated chrome towel rail.



Bedroom 3 3.57m x 3.05m (11'8" x 10") a good sized bedroom with views over the front garden and village green.

Garage 7.46 × 4.36m (24'7" x 14'4") a high quality spacious garage with power sockets and an up and over electric door. There is a first floor which is boarded providing further storage, accessed through a hatchway. This building also makes for a perfect hobby room/workshop.

Outside the property has an attractive garden to the front which is laid to lawn and well stocked flower beds. A private access road passes the side of the property to an extensive paved parking area located adjacent to the double garage. The garden extends beyond the garage where there is a lawned area and garden shed. There is an out side tap.

Services mains water, electricity and drainage. LPG gas, supplied from a bulk storage tank.

Tenure: Freehold

EPC Rating D.

Council Tax Band E.

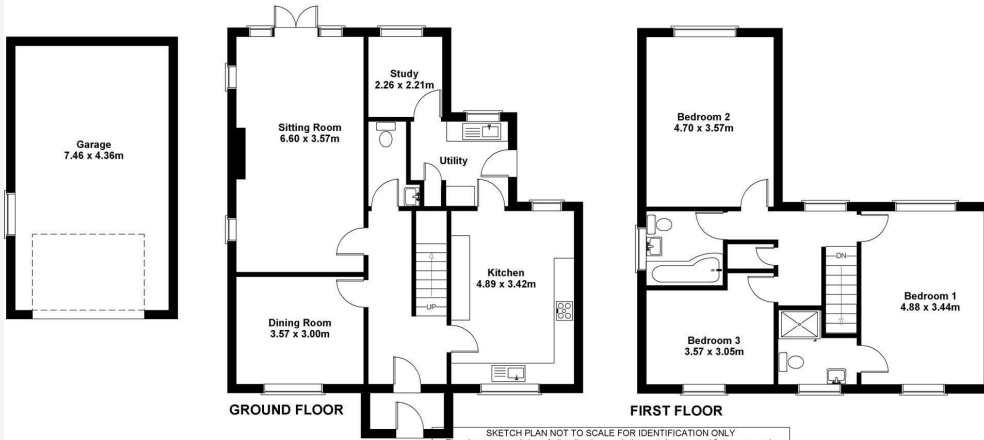
Postcode PO41 OTR

Directions from Yarmouth proceed into Newbridge along the main road, having passed into the center of the village the property is found on the right hand side. From Calbourne proceed into Newbridge and the property is found on the right hand side.

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



**Well Ridge House
Newbridge**



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