

SPENCE WILLARD



Woodlands, Brook, Isle of Wight, PO30 4EJ



*An immaculately refurbished and extended three bedroom property situated in a large plot offering an abundance of natural light - all just a short walk to miles of sandy beaches.*

VIEWING

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Located in a prime position within this highly sought-after hamlet, close to the coast, you will find Woodlands which has been the subject of major refurbishment and upgrade by the current owners. It has been partially reconfigured and had a good-sized summer house constructed in the rear garden. The property has been recently extended to the north to provide an impressive dining/living space with a fine aspect to the east and west. The property benefits from plenty of natural light with large sliding doors and is surrounded by a sizable garden. There is a newly built detached garage with a new door, which has two rooms off with a workshop and tool room. Off to the side of the garage is a shed/greenhouse.

The long gravel driveway passes through the well-established gardens and leads to the main entrance and new garage. There is a fabulous terrace which is accessed from the large sliding doors from the large modern kitchen/diner, where there is also a wood burner. A recently enlarged east facing terrace has been completed, which leads off to the kitchen/diner.

There are three double bedrooms with a stunning master bedroom with en-suite facilities. A large, and bright hallway leads through to a wonderful dining room/sitting room, which leads through to the kitchen/diner. The hallway is of such proportions that it also works well as a further sitting room with a large array of east facing sliding doors. The attic is boarded and has a new window and step ladder.

Set between rolling downland and the nearby coastline, Brook beach is approximately 500 meters away and there is direct access to the Island's scenic, coastal and country walks. Brook Beach and the neighbouring Compton Beach are popular with swimmers, surfers and kite-surfers and form part of the island's Heritage Jurassic Coastline. Brighstone village (approx. 2 miles) offers local shopping facilities, doctors' surgery, and Primary school. The village pub is a short walk on the road in nearby Hulverstone. Freshwater (approx. 4 miles) 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. Yarmouth, with its popular harbour, restaurants, shops, sailing clubs and ferry-link to Lynton, is about 5 miles away.



**Outside**

The gardens wrap around the property and are laid to lawn with a variety of trees and borders brimming with mature shrubs and colourful perennials. A gravel driveway sweeps through the gardens and gives access to the high-quality new garage building. There is ample parking for several cars and an attractive lawn to the front and rear of the property. A large terrace leads off the kitchen/diner and there is access to miles of stunning National Trust owned countryside walks and bridleways. A recently finished timber summer house has been constructed in the rear corner of the plot - which is perfect for enjoying a south facing aspect.

**Services**

Mains water, electricity and drainage serve the property. Electric radiators.

**EPC Rating**

E.

**Council Tax**

Band F.

**Viewings**

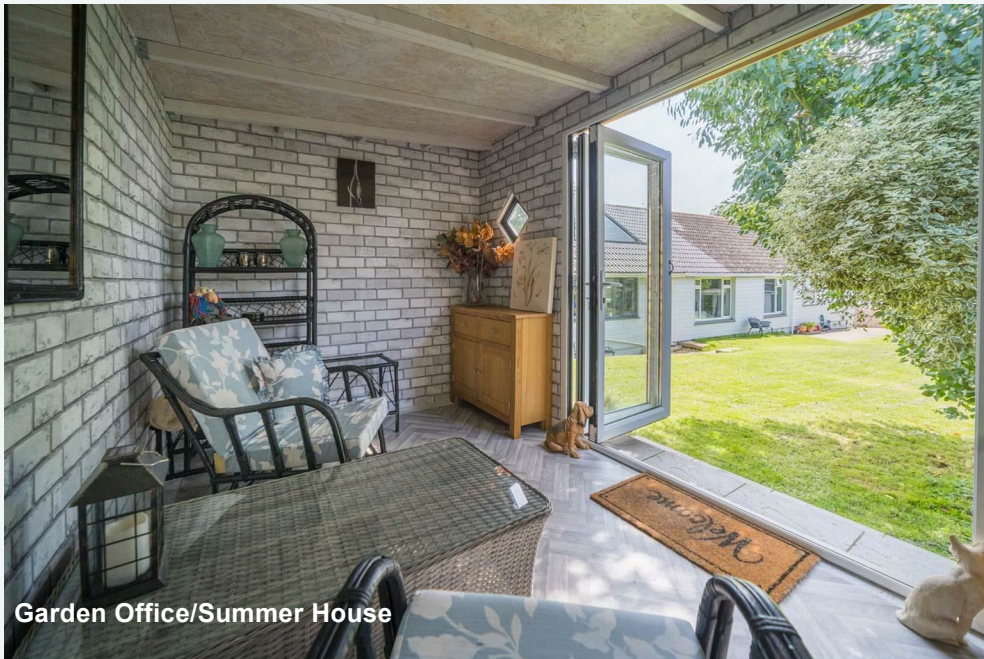
Strictly by appointment with the agent, Spence Willard.











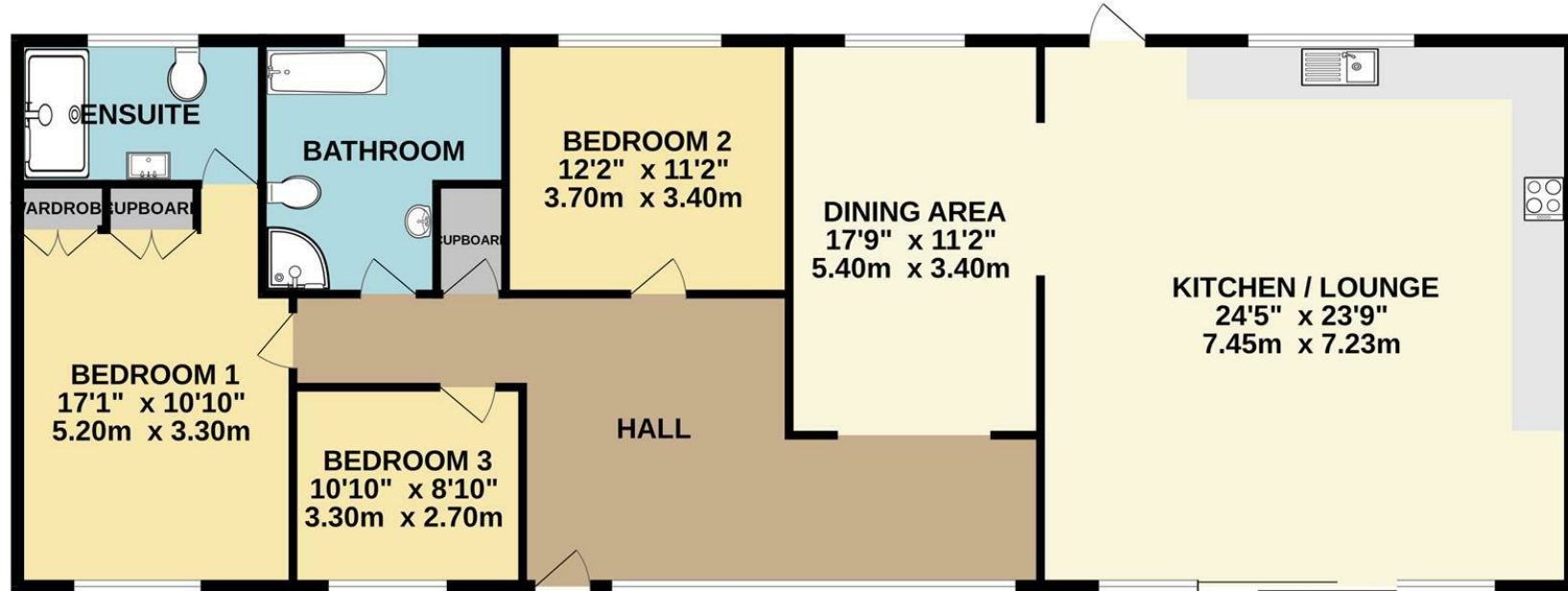
Garden Office/Summer House





# GROUND FLOOR

1700 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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