

SPENCE WILLARD



St Andrews, Cranmore, Isle of Wight

An impressive modern house located in a wonderful position offering far reaching views and spacious accommodation.

VIEWING

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St Andrews is an impressive modernist house that delivers a stunning, light, and airy home offering fabulous, uninterrupted views and spacious accommodation. The property sits within a large plot and the rear of the house has been extended to create an impressive living space that offers a triple aspect to the south, east & west. Bath/shower rooms have been improved and quality outbuildings have been constructed within the grounds. The largest of which, currently a studio would also make a great office space for home working.

This detached house has three double bedrooms (one with en-suite facilities) and a good-sized family bathroom. All the bedrooms enjoy a fabulous aspect – with the principal bedroom being of large proportions. There is space to create a fourth bedroom, should it be required.

St Andrews is located in an excellent, elevated position, surrounded by stunning countryside designated as an Area of Outstanding Natural Beauty with woodland and Ningwood Common Nature Reserve nearby. The house is less than 10 minutes' drive to the historic harbour town of Yarmouth and a short walk to the rugged coastline at Hamstead. Newtown Nature Reserve is five minutes' drive from the property, where there are boat mooring facilities and access to miles of coastal footpaths to watch the passage of migrating birds. The local primary school and pub at Shalfleet are within walking distance.

Outside

To the front of the house (East side) there is a driveway and off-road parking and fencing – having been very well landscaped. A terrace at the rear of the property has a wonderful outlook across the back garden, which is laid mostly to lawn with mature woodland trees and a large wildlife pond.

Services

LPG gas, private drainage, mains electricity and water.

Council Tax

Band B.

EPC Rating

D.

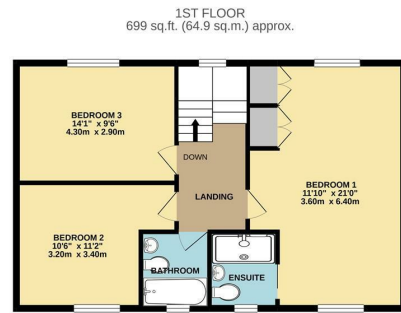
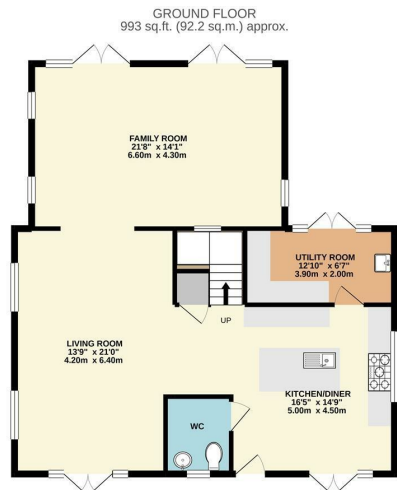
Postcode

PO41 0YB

Viewings

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





TOTAL FLOOR AREA: 1692 sq.ft. (157.2 sq.m.) approx.

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