

SPENCE WILLARD



Fayrewood, New Road, Porphfield, PO30 4LS

An exceptionally well-presented, 4-bedroom, detached modern house with a triple garage complex offering annexe potential - subject to obtaining necessary permissions – all located in a wonderful semi-rural location.

VIEWING

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Fayrewood is a high-quality house perfectly situated in an accessible position on the edge of wonderful rural countryside and just over a mile from a beautiful stretch of coastline, offering breathtaking walks. The property is located in the sought-after village of Porchfield in West Wight – the outskirts of the county town of Newport is an approximate five-minute drive and Cowes just under ten minutes, making this an excellent position for those seeking a quiet neighbourhood.

Over the last six years, the current owners have substantially upgraded the house to a high standard which includes a stunning modern kitchen with premium quality Neff appliances comprising built-in combi microwave, hide & slide oven and induction hob, and Mirostone worksurfaces. There is a utility area and cloakroom housing a Worcester Bosch oil-fired boiler. There is a TV/snug/dining room (or perhaps a fifth bedroom downstairs) with fitted cupboards. The main double aspect lounge/diner has a view over the garden through large patio doors and a view to the countryside through the bay window to the front. There is also a Portuguese limestone fireplace.

The first floor comprises four good-sized bedrooms all of which offer fine aspects over the surrounding gardens and countryside. There is a large fully-tiled bathroom with quality fittings including an Aqualisa digital remote-controlled shower.

The house is perfect for those with an interest in classic cars, bikes, boats etc, as there is a quality, brick-built triple garage for up to three cars, with an excellent range of facilities such as ample sockets and lighting. The triple garage also offers the potential to convert to an annexe or home office (subject to the necessary permissions). The gravel driveway offers plenty of space for parking, the large front garden offering space to create further parking if required.

Fayrewood occupies a large, level plot that is mainly laid to lawn. The immaculately kept garden with a beautiful wildlife pond has a backdrop of mature oaks and is enclosed with well-maintained hedges, shrubs and fencing, providing a high level of privacy. There is also a 12' x 6' summerhouse.

The position of the property is excellent, situated in a very quiet road. From Cowes there is a regular fastjet ferry service, perfect for those looking for quick access to the mainland. The National Trust-managed Newtown Nature Reserve is a short drive to the west of the property, which offers bird-watching, walks and a range of boating facilities from the Shalfleet Boat Yard. The historic town of Yarmouth is just 15 minutes' drive to the west, which provides a good selection of amenities, yacht clubs, restaurants and vehicle ferry to Lymington.

Services

Oil-fired heating and water heating. Electricity and mains drainage and water serve the property.

Tenure

Freehold.

Council Tax

Band E.

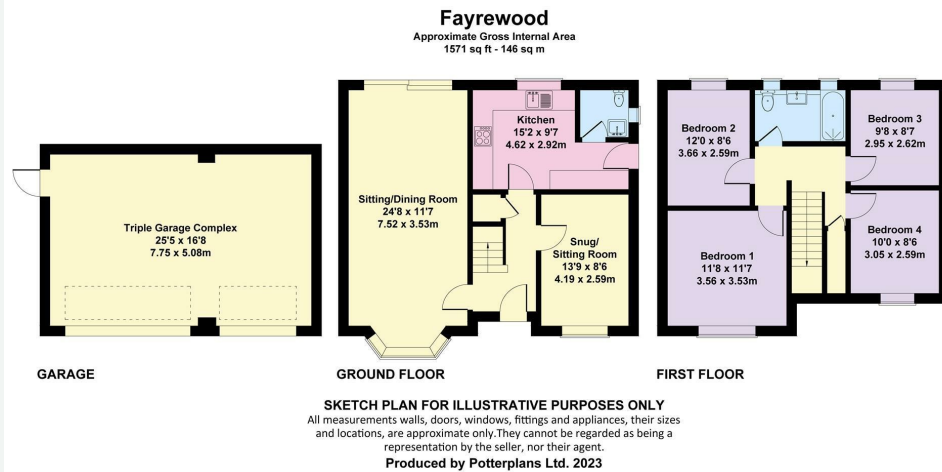
EPC Rating

D.

Viewings

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





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