

SPENCE WILLARD



Oak Tree Farm, Ningwood, Isle of Wight



*A deceptively large and immaculate 5-bedroom house with high quality modern outbuildings all located within 10 minutes from Yarmouth, extending to approximately 4.2 acres (1.7 ha) in total.*

VIEWING

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Oak Tree Farm offers a new owner a superb opportunity to acquire a well presented semi-rural, 5 bedroom house with a large field to the rear. This is very much the perfect small holding enabling new owners to 'live the good life'. The property has been the subject of a major modernisation programme over the past two years which has delivered a truly impressive family home with the benefit of land, outbuildings and great views.

Located within close walking distance of the sought after Shalfleet Village Primary School and within 0.5 miles of the village shop, church and pub, Oak Tree Farm delivers the space for living in the countryside and the benefits of being close to essential services. Newtown Nature Reserve is also within a few minutes of the property offering stunning nature walks, beaches and mooring facilities with access into The Solent.

Oak Tree Farm is an excellent family house which is semi-detached with plenty of parking, a stunning field to the rear with a seasonal pond - all enclosed with mature, majestic oak trees. On the ground floor the house comprises of a good-sized south facing living room linking through to the dining room. The kitchen is modern with a good range of wall and based units. There are two bedrooms on the ground floor one of which would make a perfect study. Off the entrance hall is a w/c with a shower and wash hand basin. The first floor comprises of a truly impressive triple aspect principal bedroom delivering fine views across the surrounding countryside and paddocks that belong to the property. There are two further double bedrooms and a family bathroom with separate shower, w/c and wash hand basin.



The house itself has been the subject of a painstaking and thorough refurbishment over the last 24 months and is presented in outstanding condition. This family home is spacious and enjoys high quality barns/industrial unit, that were constructed over the past two years delivering the perfect opportunity for home working or for working on/keeping a private collection of cars or boats.

The house is access through electric gates from the Newport Road and is south facing. There is ample garden to south, rear and side of the property. On the west side of the entrance driveway is a paddock. The sweeping gravelled driveway passes through to the rear of the property, where there is plenty of gravelled car parking and access to the relatively new barns/workshop. The barn/workshop benefits from a side door, and two roller access doors. There is power and water connected to the property and extensive lighting provision.

Further outbuildings include a car port, summer house, workshop and utility room. The combination of house and outbuildings gives this property some 3360 of internal sq. ft. Furthermore, there is a static caravan sited in the south-west corner of the field, which is connected to private drainage with power.

Land In total, there is around 4.2 acres. The rear field offers fine views and is well fenced with modern materials. Extensive land drainage has been installed across much of the land. There is a secondary access point from the main road into a track at the rear of the neighbouring house.

Services Modern private drainage system. Water, electricity and gas serve the property.

Tenure Freehold

Council Tax Band D

EPC Rating C

Postcode PO30 4NW

Directions From our Yarmouth office, proceed on the Newport Road for around 5 minutes. As you drive up Ningwood Hill and drop down on the other side, the house is located on the left side of the road. Wooden electric gates lead through to the gravelled driveway and parking.

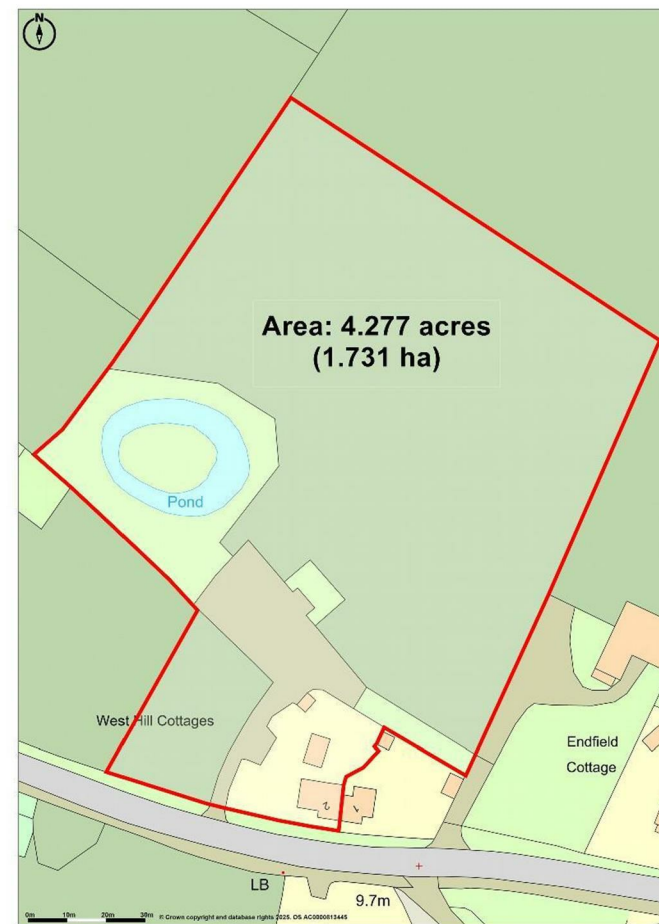
Viewings Strictly by appointment with the sole selling agents, Spence Willard.











**Promap** LANDMARK INFORMATION  
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 Plotted Scale - 1:1250. Paper Size - A4



Total area: approx. 312.2 sq. metres (3359.9 sq. feet)

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Plan produced using PlanUp.

**Oak Tree Farm, Main Road, Ningwood**

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