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£475,000

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Positioned on the outskirts of Carisbrooke village and surrounded by woodland, this charming period home offers flexible and spacious accommodation. The home is warmed by gas central heating; has UPVC double glazing and benefits from parking for 3 cars and two garages. The accommodation on the entrance level comprises a bright and spacious lounge, with an outlook to the garden; paddock and woodland beyond; two double bedrooms and a smart bathroom to service them. The garden level is split into two areas which provide a third double bedroom; study; comfortable dining room linked to the conservatory; kitchen and utility room with a chic shower room off.

The large, mature gardens sit to the side and rear of the home and provide areas of lawn with natural planting set against the woodland backdrop. The home also has the added benefit of the use of an adjacent paddock of approx 1.75 acres, which can be used for grazing sheep or horses. This land is leased from the Diocese of Portsmouth for a peppercorn rent and cannot be used to make an income, or be built on - giving a wonderful protection to the area. Freehold. Council Tax Band -F. EPC - D-61

### UPVC double glazed door into:

#### Entrance Porch:

With windows to side and front and further wooden door into:

#### Entrance Hallway:

With stairs down to the main part of the garden level accommodation; opening to large storage area; archway to an inner hallway and doors to:

#### Sitting Room:

18'10" x 12'10" max (5.75m x 3.93m max)

A lovely bright room with windows to the rear and side, letting light flood in. Decorated in cream colours, with attractive picture rail and corning s well as a handsome open fireplace which provides a focal point to the room. As the room is set above the garden level, it feels as if it is reaching out over the garden, with a superb woodland backdrop.

#### Bedroom Two:

13'2" x 10'4" (4.03m x 3.15m)

Decorated in a lilac and white colour palette, a double bedroom with small front bay window and handy wash hand basin set to one corner of the room.

An archway from the hallway leads to:

#### Inner Hallway:

With attractive panelling to one wall and a second staircase leading down to the second part of the garden level accommodation. Cupboard housing the gas fired boiler and Megaflow hot water cylinder. Panelled doors to:

#### Bedroom One:

12'9" plus bay x 11'0" (3.90m plus bay x 3.36m)

A large and bright double bedroom with handy wash hand basin and large walk in square bay window looking over the garden to the woodland backdrop.

#### Bathroom:

8'6" max x 7'1" max (2.60m max x 2.17m max)

Fitted with a white suite of bath with shower over; WC and vanity wash hand basin. The room is fully tiled, with opaque rear window.

From this part of the hallway, stairs lead down to

#### Bedroom Three:

14'0" max x 11'0" (4.27m max x 3.36m)

An ideal guest bedroom, which sits on its own to this part of the garden level. Handy wash hand basin; built in cupboard and window looking to the rear garden.

A second staircase leads down to:





### Main Garden Level:

With built in storage cupboards and doors to:

### Study:

12'10" max x 6'6" (3.93m max x 1.99m)

A great office space with window to rear.

### Kitchen:

11'11" max x 9'9" max (3.64m max x 2.99m max)

Fitted with a range of cream fronted units with dark worktops. Space for a range style cooker; integrated fridge and double doors linking through to the dining room. Further door to:

### Utility Room:

9'6" max x 7'10" max (2.92m max x 2.41m max)

A great extra space, with additional units; Belfast sink and spaces for additional appliances. Side door to inner courtyard area and further door to:

### Shower Room:

7'3" max x 4'4" max (2.22m max x 1.33m max)

With WC; wash hand basin and walk-in shower enclosure.

### Dining Room:

13'3" max x 11'11" (4.06m max x 3.64m)

A good sized family dining room with wooden flooring and feature fireplace with gas coal effect fire. Door back to hallway and further door to:

### Conservatory:

12'0" x 9'11" (3.67m x 3.03m)

Used as a garden room/greenhouse, this large, shaped room has UPVC double glazed windows all round and a door to the side leading to the garden.

### Parking & Garages:

At the road level, a wide bay set off the road provides parking for three cars. The first of the garages is set to one end of this area, with up and over door and window to side. Further along the road is a second double garage with up and over door.

### Inner Courtyard:

This part of the outside space is set to the other side of the home, and is not really utilised. There are steps up to the road level and there is also an outside WC. This is not linked to the main garden.

### Gardens:

The elevated position of the home provides it with extensive gardens to the side and rear. The upper garden is lawned with planted

borders; a pathway to the entrance door and side steps which lead down to the lower, main part of the garden.

The main garden is arranged on different levels, with the rear garden set directly below the house, creating a slightly more formal garden. It then extends along to one side, where there is lawn and a wonderfully natural garden which leads through to an area perfect for vegetable beds, with a greenhouse and shed.

### Paddock:

The home also has use of a leased paddock of approx 1.75 acres which sits adjacent to the garden. It is leased from the Diocese of Portsmouth for a peppercorn rent and has been used by the current owners since they have lived here. The land can only be used for your own purposes and cannot be built on, nor can you earn any income from the land, protecting this area.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
Megan Baker Estate Agents  
128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](mailto:meganbakerestateagents.com)

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Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

