



4 High Street, Brading  
£187,500



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This beautiful stone cottage is positioned in the High Street in Brading, with doorstep access to the local amenities; train station and local countryside walks. This home is simply charming and offers bijou accommodation. With gas central heating and UPVC double glazing, the smartly appointed rooms comprise a cosy sitting room to the front of the home; a cottage kitchen with sleek wooden worktops and a good range of painted units and a bathroom. There is a handy rear porch, which leads out to the rear garden and upstairs, there are two double bedrooms. The pretty, sunny rear garden is arranged in sections of gravel and lawn, with a fully insulated, large studio to one end - perfect as a home office or extra garden sitting room. Offered Chain Free. Freehold. Council tax band - A. EPC C-70

### UPVC front entrance door into:

#### Living Room:

11'7" max x 9'2" (3.55m max x 2.80m )

A beautifully presented sitting room in pale grey decor with an exposed brick fire recess showcasing a handsome woodburning style gas stove as a focal point. UPVC double glazed front window and inset spotlights. Folding door to:

#### Kitchen:

9'3" + stairs x 7'10" max (2.83m + stairs x 2.39m max)

A smartly fitted cottage kitchen with dark grey fronted units and sleek oak worktops featuring an inset one and a half bowl stainless steel sink. Spaces for cooker;

fridge/freezer and washing machine and UPVC double glazed rear window. Stairs off to first floor with handy storage cupboard under. Opening to:

#### Rear Lobby:

With UPVC double glazed door to rear porch and further door to:

#### Bathroom:

7'3" max x 6'5" max (2.22m max x 1.96m max )

An L-shaped and fully tiled room in white with black marbled decals forming a half height border. Fitted with white suite of WC; wash hand basin and bath with mixer tap/shower attachment over. Opaque UPVC double glazed side window.





### Rear Porch:

7'7" x 4'0" (2.32m x 1.22m)

With tiled floor, of solid and UPVC double glazed construction, this very useful area provides a great storage space, or could be used as a little breakfast area. Step up and door to rear garden.

### Stairs to:

### First Floor Landing:

With hi-level over stairs cupboard housing the gas fired central heating boiler. Doors to:

### Bedroom One:

11'8" max x 9'3" (3.56m max x 2.82m)

A lovely light room in grey decor with inset spotlights and UPVC double glazed front window.

### Bedroom Two:

9'4" x 7'11" (2.85m x 2.43m)

A smaller double bedroom in white decor, with access to loft and UPVC double glazed rear window.

### Rear Garden:

The very pretty, enclosed and sunny rear garden is arranged in two sections with a lower patio and gravel area, with steps up to a lawned garden with stepping stone pathway to the rear hardstanding. Here you can find the fabulous:

### Studio:

13'6" x 8'4" (4.13m x 2.55m)

A huge additional bonus to the home, which is fully insulated with power and light. It is an ideal home office or additional garden sitting room with door and window to front.

### Pedestrian Access:

The home has the added benefit of a shared pedestrian access running along the terrace, which leads out to the High Street.

### 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)

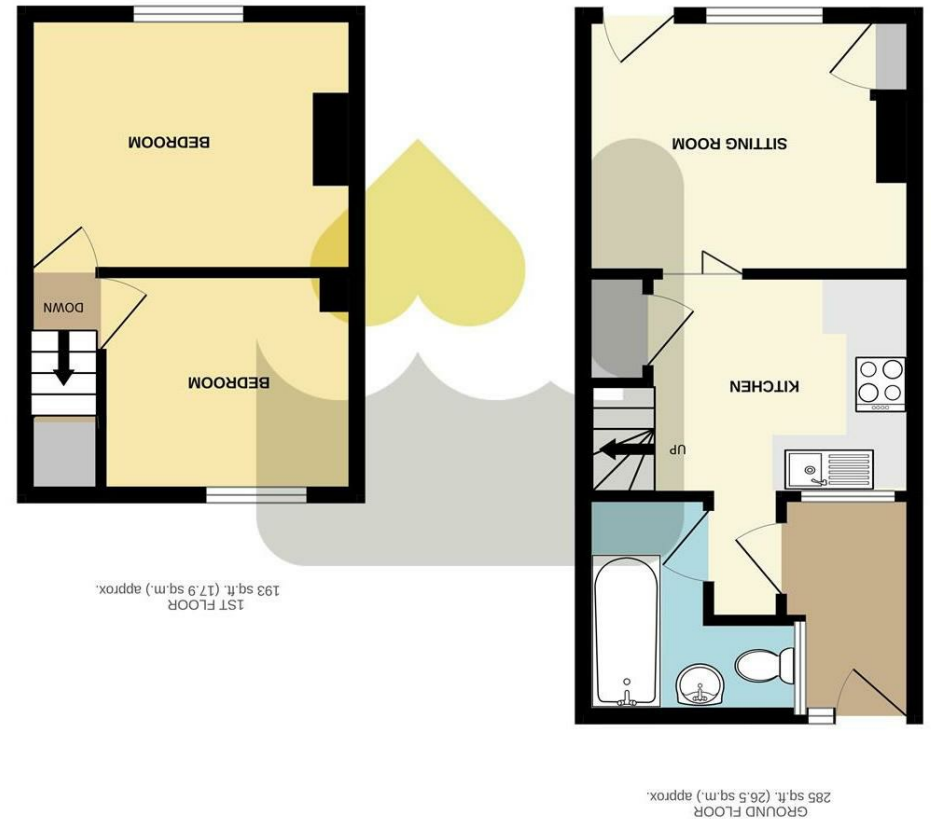


Pop in for a chat  
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Arrange a viewing  
 Call us on 01983 280555  
 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
88	70
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



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