



PROUDLY PRESENT FOR SALE

Compton

Morton Road, Sandown, Isle of Wight PO36 0EJ



A substantial family home with ample driveway parking and garage, Compton provides four double bedrooms, two generous reception rooms, a spacious kitchen-diner, and a rear garden complete with outbuildings and potential for a swimming pool.

- Sizeable detached family home
- Contemporary kitchen diner
- Two modern bathrooms
- Stunning countryside views
- Partially redecorated with fresh, neutral finishes
- Four double bedrooms
- Two spacious reception rooms
- Long driveway with garage
- Rear garden with a workshop
- Short drive to local amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This fantastic family home has been within the same family for the last 20 years. The property offers spacious accommodation throughout starting with a wide and bright entrance hall which provides plenty of room to store coats, shoes, and boots and displays solid wooden floors which spread through most of the ground floor. Two generous reception rooms offer a variety of uses such as a sitting room with a log burner, a dining room, an office, or an additional bedroom, both complete with traditional features including picture rails, fireplace, and bay windows with classic diamond-design leaded style windows. A spacious kitchen diner, at the rear of the property, presents a beautiful modern kitchen which was fitted around 6 months ago which includes a number of integrated appliances and boasts ample space for a dining table and additional seating. A handy ground floor shower room is situated just off the kitchen which can also be accessed through a rear door leading to the rear garden and swimming pool. The spacious and naturally light first-floor landing opens to four bedrooms and the family bathroom. Two generous bedrooms to the front of the home are flooded with natural light and enjoy fantastic views over Brading Marshes and the Southeast of the island. Two bedrooms to the rear of the property boast views over the rear garden and surrounding countryside and offer ample built-in storage. The first-floor bathroom is fully equipped with a modern suite and benefits from two windows. Outside, a rear garden offers a decked terrace which spans the width of the house and provides ample space for alfresco dining and lounging. Enjoying the afternoon sun, this garden presents a swimming pool which provides the opportunity to be reinstated, a hardstanding area perfect for a hot tub, and two outbuildings including a garage and a separate workshop.

Located on the East side of the Isle of Wight, a short distance from the seaside towns of Ryde and Sandown, this property enjoys a prime position within the historic village of Brading which is one of the oldest towns on the Island displaying beautiful historic architecture still visible today. With its famous iron bullring in the centre of the village, Brading boasts a local store and a good range of pubs and eateries as well as a local primary school. The property is well-connected to the surrounding countryside and rural footpaths including a spectacular trail across Brading Down which passes Nunwell Hangar, a small copse filled with large Beech trees providing the perfect sanctuary for the Isle of Wight's red squirrel population and a whole host of wildlife. The property is also located just a short walk from the island famous Brading Roman Villa which is an excavated Roman courtyard villa with well-preserved mosaics. Brading enjoys direct transport links via bus and train services to the seaside town of Ryde which provides high-speed ferry connections to the mainland and boasts long sandy beaches as well as plenty of amenities within the high street. In the opposite direction just over a mile away, is the popular seaside town of Sandown which also has a bustling high street and boasts award-winning beaches with a range of water sports on offer.

The accommodation comprises of a spacious entrance hall leading to two generous reception rooms, the kitchen diner and a shower room. The staircase from the entrance hall provides access to the naturally light first floor landing which leads to four double bedrooms and a modern family bathroom.

Welcome to Compton

A long tarmac driveway gently slopes up to the garage which provides driveway parking for three to four vehicles and additional parking within the garage. At the front of the house is a spacious front garden landscaped with grey slate and a circular grass area featuring a shrub at the centre, access to the workshop, and a stepped walkway leading to the pavement. A mature shrub boarder creates screening from the road and frames the front garden. The driveway leads to an open porchway and to the front door.

Entrance Hall

extending to 19'09 (extending to 6.02m)

This fantastic entrance hall offers abundant space for storage and presents two reception rooms, an under-stairs utility cupboard with plumbing for a washing machine, and access to the kitchen-diner. Presenting wooden floors throughout and a neutral wall colour, this entrance hall benefits from a window to the side aspect and contains the staircase leading up to the first-floor landing. Lit by two ceiling lights and heated by a radiator, this space also includes the thermostat and the electrical consumer unit.



Sitting Room

19'01 max x 13'02 max (5.82m max x 4.01m max)

Hosting a cosy 'Charnwood' log burning stove within a pale blue chimney breast, this fantastic room benefits from a large bay window to the front aspect and offers ample space for lounge furniture. Two pendant ceiling lights illuminate this room with the help of the sunlight that floods this space from its southeast facing position. A neutral wall décor and the wooden floor continues in here. Also featured in this room is a traditional picture rail, a solid oak floating mantle, and a radiator.

Music Room

16'03 max x 13'01 max (4.95m max x 3.99m max)

Currently used as a music room, this versatile space has the potential to be used as a dining room, additional living area or games room, and could be used as an additional bedroom for those living within a multi-generational household. Hosting a chimney breast with a closed fireplace and traditional tile surround with a decorative white mantelpiece, this space includes shelving and a handy desk space within the alcoves. Continuing the wooden floors and neutral wall décor, this room also has a red feature wall and a large bay window to the front aspect with a glimpse of Brading Marshes. Lit by a pendant ceiling light with a ceiling rose, this room also boasts a traditional picture rail and two radiators.

Kitchen-Diner

20'10 x 14'05 max (6.35m x 4.39m max)

Boasting dual aspect windows to the rear and side as well as a bifold door, this fantastic family kitchen-diner presents glossy white base cabinets in an L-shape with tall cabinets at both ends. A beautiful, high specification solid wood worktop with a matching upstand integrates a five-pan electric induction hob and an under-mount composite sink with a brushed steel swan neck mixer tap within. Integrated within the kitchen cabinets is a dishwasher, electric oven, microwave grill, and a larder. The boiler is enclosed in a corner cupboard and there is an alcove with space for an American style fridge freezer. With space for a large dining table and additional seating, this space offers a fantastic family room and a sociable environment. The room is lit by recessed ceiling lights and heated by a large radiator. At the back of the room is a small corridor that leads to a rear door and the ground floor shower room.

Ground Floor Shower Room

Benefitting from a ground floor position, this handy shower room is situated at the rear of the property providing quick and easy access to the garden and swimming pool. Including a corner shower cubicle with a chrome shower head and controls, the room comprises a wall-mounted hand basin with a chrome mixer tap, a dual flush w.c, and a chrome heated towel rail. A white tile wall surround has a colourful midway strip which covers two walls and a neutral wall décor finishes the room. Lit by recessed ceiling lights, this room also hosts an obscure glazed window to the side aspect, a wall-mounted mirrored cabinet and an extractor fan.

First Floor Landing

Flooded with natural light from the south-facing window to the side aspect, this fantastic space is accessed via a neutrally carpeted staircase with a white spindle bannister that continues onto the landing. Lit by two ceiling lights, the space leads to four bedrooms, the family bathroom, an airing cupboard containing the water cylinder, and the loft hatch leading to a partially boarded loft space accessed by a ladder.

Bedroom One

13'01 max x 12'10 max (3.99m max x 3.91m max)

This fantastic bedroom boasts large windows to the front aspect flaunting fabulous views over Brading Marshes with a glimpse of the sea in the distance. With a white textured wall décor and a neutral carpet, this room benefits from a radiator and a chimney breast with space for bedroom furniture on either side. Lit by a pendant ceiling light, this room hosts traditional features including picture rails and deep skirting boards.



Bedroom Two

13'00 max x 12'00 (3.96m max x 3.66m)

Providing dual aspect windows to the front and side with glorious views over to Culver Downs, the Brading Marshes, the sea beyond, and to the downs to the side. This beautifully bright bedroom enjoys traditional features such as a picture rail and deep skirting boards and has a large radiator to provide warmth. Lit by a pendant ceiling light, the room is finished with grey wall colour with a black painted feature chimney breast, and provides ample space for bedroom furniture.

Bedroom Three

13'00 max x 10'03 (3.96m max x 3.12m)

This double bedroom benefits from dual aspect windows to the side and rear with fantastic views over the garden and the countryside beyond. The carpet continues in this room and presents turquoise textured wall décor which is lit by a pendant ceiling light. Heated by a single radiator, this room boasts ample storage space from the built-in wardrobe with over bed units.

Bedroom Four

11'01 x 6'11 (3.38m x 2.11m)

Offering beautiful views over the rear garden and the fields beyond, this bedroom benefits from a single radiator, a pendant ceiling light, built-in storage, and traditional picture rails. The room is finished with a light blue wall shade, and a picture rail.

Family Bathroom

Located on the first floor, this contemporary bathroom benefits from a long-inset bath with chrome taps and a neutral tile surround plus a matching bath panel, and a separate corner shower cubicle with a chrome rainfall showerhead and a smaller attachment plus chrome controls. Featuring two obscure glazed windows to the side aspect, the room also comprises of a pedestal hand basin with a chrome mixer tap, a dual flush w.c, and a chrome heated towel rail. The room is finished with a neutral wall tile surround with a contrasting midway strip and a neutral tiled floor. Recessed ceiling lights are also located here.

Garden

This fantastic garden offers plenty of potential to create a beautiful family garden with a disused swimming pool, a decked terrace area, a garage, and a separate workshop. Providing beautiful views over the fields at the back of the property, the garden can be accessed from the bifold doors in the kitchen, from the driveway or from the side door. A large, decked terrace boasting a large ceramic pizza oven area spans the width of the property providing ample space for dining and lounging furniture to enjoy the warm afternoon sun. The grassed area at the centre of the garden hosts a hardstanding in a sunny spot for an additional shed or a hot tub. To the side of the garden is a large swimming pool which has been disused for a number of years but has been repurposed to create a versatile entertaining space. The garden benefits from raised beds, external lighting and electrical sockets, and an outside tap, plus a sizable shed to the side of the property creates additional storage space. Additionally, there is a handy log store and an outside sink and drainer. Enclosed by recently replaced timber fencing, a low-level brick wall and a hedgerow, this secluded garden provides a private outdoor place to relax.

Swimming Pool

31'05 x 16'04 (9.58m x 4.98m)

Providing a fantastic opportunity to reinstate a wonderful swimming pool with a gradient floor, this pool has been drained and a temporary floor has been established inside to make it a useable space. Securing a temporary structure over, this space provides a versatile area to host parties, practice yoga, create a cinema room or games room, a home gym or similar. Even though this is not currently being used as a swimming pool, the pipework is still in place to reinstate it as a swimming pool.

**Garage**

15'03 x 9'02 (4.65m x 2.79m)

Presenting a detached garage with white painted wooden double doors, this space can provide parking for a vehicle or be used as a storage space. With lighting and electricity in place, this space also includes a side access door.

Workshop

16'09 x 9'02 (5.11m x 2.79m)

Adjoining to the house on one side, this handy workshop space includes kitchen base and wall cabinets with a marble effect worktop with space to instate a sink and drainer if desired. This workshop provides generous storage space or parking for a vehicle and benefits from a window to the rear aspect. With a rear wooden door and white painted wooden double doors to the front aspect, the workshop also benefits from lighting and electrics.

Parking

This family home provides substantial parking with a long tarmac driveway with parking for up to four vehicles and a garage with space for a single vehicle.

Compton provides a fantastic opportunity to acquire a spacious family home boasting two reception rooms, four double bedrooms, and extensive opportunities in the garden. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: F

Services: Mains water and drainage, electricity, gas

