



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 1, Sandy Close

Newport, Isle of Wight PO30 3BU



£595,000  
FREEHOLD



Located in a quiet cul-de-sac within a secluded garden setting, this fabulous single-storey property provides a spacious family home with the added benefit of a garden annex and plenty of off-road parking.

- Spacious detached bungalow
- Numerous outbuildings including an annex
- Family bathroom and two en-suites
- A greenhouse and raised vegetable beds
- Close to plenty of local amenities
- Located in a quiet cul-de-sac
- Four double bedrooms
- Spacious garden including a large rear patio area
- Off-road parking for multiple vehicles
- Energy Performance Certificate Rating A

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

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Positioned on approximately one third of an acre, this generous single-storey home sits within a peaceful garden setting thriving with local wildlife and provides a spacious family home with flexible accommodation including a self-contained garden annex - providing a fantastic income opportunity as a holiday let or a perfect solution for multi-generational families requiring independent living arrangements.

Occupied and carefully maintained by the same family for 27 years, 1 Sandy Close benefits from many significant home improvements over the past few years, such as a new contemporary kitchen with integrated appliances, refreshed interiors including grey carpets, extensive maintenance to the roof and windows where required, and replacement soffits and guttering. Additionally, the property benefits from solar roof panels providing a percentage of free electricity during sunshine hours and has also achieved an impressive rating of A in the EPC assessment, indicating that the property is a very energy-efficient home.

Providing further potential to be modernised if required, the accommodation in the main home comprises a large entrance porch leading to an en-suite double bedroom and an entrance hall which proceeds to a further three double bedrooms (one with an en-suite cloakroom), a family bathroom, and a spacious kitchen-breakfast room. Beyond the kitchen is a generous lounge-diner providing a naturally light, dual aspect space with a log-burning stove, creating a cosy environment during the winter months.

Perfect for keen gardeners and nature lovers, the secluded, well-established wrap-around garden offers plenty of privacy and features a range of useful outbuildings, a large patio terrace, and raised vegetable beds providing plenty of opportunity for those seeking a self-sufficient lifestyle. A further desirable feature of the outside space is plenty of private driveway parking for up to five vehicles.

Nestled away in a quiet cul-de-sac in the village of Blackwater, located just two miles from Newport town centre, 1 Sandy Close is perfectly well connected to countryside walks yet still close to Newport town centre and local supermarkets. Within a two-minute walk from the property is the Red Squirrel Trail which is a 32-mile-long cycle path through the heart of the Isle of Wight's countryside towards Sandown or Newport. Along the way there are a variety of cafe's, nature reserves and riverside tracks with plenty of wildlife to enjoy. A frequent bus service by Southern Vectis serves this area providing access to Newport, Ryde, Sandown, Shanklin and Ventnor. Being located at the centre of the island means that the beautiful coastline is never too far away. Additionally, mainland transport links are within easy reach with regular car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton located under a 30-minute drive away from the property.

### **Welcome to 1 Sandy Close**

Enclosed with larch fencing, to the front of the home is a lawned garden with a mature tree and a concrete pathway which leads to the front door of the large porch entrance. A pedestrian gate and set of beautiful oak double gates open to a hardstanding parking area with the primary garden plot beyond.

### **Porch/Conservatory**

*extending to 18'08 (extending to 5.69m)*

As the main entrance to the property, this large porch/conservatory provides the perfect boot room space and has a dwarf brick wall construction with a sloping, polycarbonate roof positioned to the side of the bungalow. With a full view of the front garden, this space has red ceramic floor tiles and there are two ceiling light fittings. At one end, a step up leads to bedroom two and at the adjacent end, two steps give access to the hallway via a partially glazed UPVC door.



### **Hallway**

This hallway is presented with a wood effect laminate floor and there is a neutral wall decor which features throughout the home. This space has a single radiator, a ceiling light, and a ceiling hatch leading to a fully boarded and insulated loft space. Internal pine doors create access to three of the bedrooms, a family bathroom, and a kitchen-breakfast room.

### **Kitchen-Breakfast Room**

*14'03 x 13'01 (4.34m x 3.99m)*

Providing this room with a natural light is a large window to the rear aspect, overlooking the patio and garden space. Beneath the window is a white, 1.5 composite sink and drainer integrated within a dark countertop which is mounted upon modern grey base cabinets housing an integrated dishwasher. The room also has matching wall cabinets with dark grey splashback tiling beneath, and on one side of the room, the cabinetry provides an integrated double electric oven and an electric hob beneath a concealed cooker hood. Fitted with recessed spotlights and a light-grey stone-effect laminate floor, this room also includes a white panel door to the lounge-diner and an opaque glazed door to the rear garden.

### **Lounge-Diner**

*24'04 x 13'06 max (7.42m x 4.11m max)*

Set with a beautiful log burner mounted on a raised stone hearth, this spacious, naturally light room boasts a large window to the front aspect overlooking the front garden and large sliding patio doors to the rear patio terrace. Presented with beautiful wooden floorboards and a fresh neutral wall decor, this room provides plenty of space to create a dining and lounge area, and also includes a radiator, plus two pendant light fittings with one suspended from a ceiling rose.

### **Bedroom One**

*12'06 max x 11'09 (3.81m max x 3.58m)*

This spacious double bedroom has been fitted with a soft grey carpet which covers varnished French pine floorboards and boasts a large window to the side aspect overlooking the garden, plus a wall-length fitted Sharps wardrobe with shelving and hanging rails (still within warranty). Fitted with a radiator and a single pendant ceiling light, this bedroom also benefits from a built-in cupboard and an en-suite cloakroom.

### **En-suite Cloakroom**

Featuring a wooden floor and an opaque window to the side aspect, this room has a dual flush w.c and a pedestal hand basin with a chrome mixer tap. There is also a circular wall light.

### **Bedroom Two**

*13'0 max x 11'07 (3.96m max x 3.53m)*

Accessed via the porch via a wooden door with opaque glazing, this room is located at the front of the home and features an apex ceiling creating a large, airy space with a mezzanine area with ladder access, providing a perfect space for a double mattress. With a window to the front aspect, this room also has French pine flooring underneath a soft grey carpet, two pendant light fixtures, a radiator, and a door to an en-suite shower room.

### **En-Suite Shower Room**

With light wood flooring, this handy en-suite comprises a vanity hand basin with a storage cupboard beneath, a w.c. beneath an opaque glazed window to the side aspect, and a double shower cubicle with a glass sliding door and an electric shower unit. Finished in classic white wall tiles with pretty pale blue tile detailing, the room also includes a single wall light and an extractor fan.



### **Bedroom Three**

*13'01 x 9'09 (3.99m x 2.97m)*

Boasting large sliding doors to the rear patio terrace, this double bedroom is full of natural light and has a pendant light fixture and a radiator. This room would require flooring to be fitted.

### **Bedroom Four**

*9'08 x 8'04 (2.95m x 2.54m)*

Another double bedroom featuring a window to the side aspect overlooking the garden, a grey carpet with French pine floorboards underneath and the benefit of fitted wardrobes, still within warranty. This room also has a pendant light fixture and a radiator.

### **Family Bathroom**

Featuring an opaque glazed window to the front aspect, this naturally light room provides a dual flush w.c, a pedestal hand basin, and a bathtub with grey-painted tongue & groove wood panelling and a traditional style mixer tap complete with a shower attachment. Fitted with a radiator and a pendant light fixture, this room is finished with wooden floorboards and multi-shade wall tiling.

### **Garden**

Perfect for keen gardeners and nature lovers, the secluded, well-established wrap-around garden benefits from a combination of larch and chestnut fencing (less than a year old) and features a range of useful outbuildings, a large patio terrace, and raised vegetable beds providing plenty of opportunity for those seeking a self-sufficient lifestyle.

Creating a wrap-around garden with green lawn spaces, a mixture of plants, trees and shrubs, vegetable patches and outbuildings, this peaceful environment provides a secluded wildlife haven and a secure, fully enclosed outside space for the family to enjoy. Complete with a greenhouse, this garden offers a fantastic opportunity to grow homegrown produce from the many raised beds and there are several flower beds dotted around creating visual interest as well as providing an attraction for insects and bees. Alliums, nasturtiums, sweet peas, hydrangeas, marigolds, several fruit trees and many more plants make up these lovely borders and beds.

Enclosed with larch picket fencing incorporating an access gate, a large patio terrace to the rear of the property offers a secure, separate space for children or pets, and for enjoying a spot of al fresco dining. The patio provides plenty of privacy with 8ft closeboard larch fencing on one side and there are steps leading up to the kitchen, bedroom and lounge-diner. Adding to the outdoor tranquillity, part of the River Medina flows at the bottom of the plot introducing other wildlife into the garden.

As well as the annex, the garden also includes a small caravan, a storage shed, and a separate enclosed area which is perfect for keeping chickens and contains a large shed providing even further potential to be utilised for multiple purposes.

### **Annex**

This brick-built annex has a small kitchenette with wooden shelving, worktops with cupboards beneath, and a butler sink with a chrome mixer tap. An open doorway continues to the living area which features a beautiful log burner and gives access to a shower room plus a large boarded attic space accessed via a wooden ladder. The living space has two pendant light fixtures, a neutral carpet and there is a window to the front aspect plus a glazed door to the rear opening to a raised decked terrace. Requiring just a shower screen and tray to be installed, the shower room comprises a shower area with an electric shower unit and a white tile surround, a w.c, and a pedestal hand basin, also with white splashback tiles. With an opaque glazed window to the side, this space also has two ceiling light fixtures and a wood-effect laminate floor.



### **Parking**

A concrete driveway provides off-road parking for three vehicles, and a further hardstanding area within the double-gated garden provides additional space for two vehicles.

1 Sandy Close provides an idyllic yet convenient lifestyle choice within its secluded garden plot and boasts spacious, well-maintained accommodation complete with the added benefit of a versatile garden annex. A viewing with the sole vendor Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Private Drainage - Treatment Plant (installed in 2022), Mains Water, Electricity, Oil Central Heating, Solar Panels (on a 25-year lease with approx 13 years remaining)



**Ground Floor**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>98</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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