

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

The Lodge

Main Road, Chillerton, Isle of Wight PO30 3ER



£495,000
FREEHOLD



The Lodge represents an enviable opportunity to acquire a spacious three-bedroom bungalow presented in extremely good order and positioned in a most desirable rural village location yet close to the town of Newport.

- Beautifully presented detached bungalow
- Fabulous flowing layout with modern interior
- Gravel driveway parking for multiple vehicles
- Good sized, well-established enclosed rear garden
- Convenient central Island location
- Sought after rural village location
- Three bedrooms and two bathrooms
- Double garage with power
- Network of stunning rural walks on the doorstep
- Offered for sale chain free

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

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The Lodge is a spacious three-bedroom detached bungalow, set in the delightful village of Chillerton, benefitting from a beautiful rural location with countryside views. Originally constructed in the 1930s, The Lodge has been sympathetically extended and upgraded over the years and is presented in pristine condition. The well-presented exterior, complete with UPVC leaded double glazing throughout, is matched by an interior of elegant neutral décor combined with exposed brickwork and striking wooden beams. High quality fixtures, fittings, ledged and braced doors and floor coverings feature throughout the property and heating is provided by oil powered radiators in every room. Accommodation comprises a well-proportioned kitchen diner, a lounge with doors leading to the garden, a primary bedroom with an en-suite, two further bedrooms and a smart family bathroom. The property benefits from three separate loft spaces, a garage, a driveway for multi-vehicle parking, and gardens front and rear.

Situated in an elevated position in Chillerton, this fabulous property benefits from being close to amenities including the local village hall, reading room and The Gallybagger Inn, a popular social hub offering many activities and events, including the delightful Scarecrow Festival in May. The parish of Chillerton and Gatcombe has approximately 25 miles of peaceful footpaths and bridleways with spectacular views and The Lodge is also conveniently situated for the county town of Newport which is just four miles away and boasts a range of vibrant shops, restaurants and cinema. Ferry links to the mainland are all within easy reach.

Welcome to The Lodge

From the adjacent lane, large wooden gates open into a sizeable gravel driveway, which provides a generous parking area which leads up to the front of the bungalow. The exterior is a smart mix of cream rendering and brickwork and the dark wood frames of the double-glazed windows throughout the property, match the dark wood front door with glass panel. This leads into an entrance hall, a useful space for coats and shoes.

Kitchen/Diner

15'4 x 15'2 max (4.67m x 4.62m max)

The stunning kitchen is a fabulous social space with ample room for a family dining table. It comprises of an attractive range of floor and wall solid oak units, combining natural wood and cream finishes with contemporary brushed steel handles. Two attractive wall units have glass fronts, plus an integrated fridge and freezer are concealed in base units, and there is space for a washing machine. High quality composite worktops complement a stunning Italian porcelain tiled floor, which is extremely hard wearing. A porcelain double sink with a contemporary brushed steel mixer tap is beneath a window to the side aspect with views towards Chillerton Down. An additional window overlooks the front of the property, and both are emphasised by the wooden beams above. An exposed brick wall, edged with wooden beams, contains a recess housing the stainless steel, double electric Belling oven.

Hallway

extending to 18'11 (extending to 5.77m)

The hall is a spacious, central area in the property from which all other rooms are accessed through matching ledged and braced doors. The flooring is luxury wood effect vinyl tiles which extend into the lounge and the tasteful theme of wooden beams and exposed brickwork continue in this area which is divided by a brick archway and contains a loft hatch. Two large storage cupboards house the meters and the boiler, which was replaced in 2023, and a wooden door accesses the recently added terrace to the side of the property.

Lounge

15'10 x 14'2 (4.83m x 4.32m)

The lounge is flooded with beautiful natural light due to large patio doors and windows looking out onto its south facing rear garden. These doors are situated within a stylish, rectangular alcove and an additional large window is west facing, positioned above a radiator. A chimney breast with wooden mantelpiece and stone hearth adds character to the room and features a fantastic Clearview, multi-fuel stove with attractive tiling behind. The lounge is finished with neutral décor, a chandelier ceiling light, luxury wood effect vinyl flooring and contains a loft hatch.



Bedroom One

13'3 max 9'11 (4.04m max 3.02m)

Wood coving, beams and exposed brickwork add character to this charming room, with an appealing recess for bedroom furniture. The window looks out to the side of the property and is positioned above the radiator and lighting is provided by two attractive wall lights and a central, chandelier ceiling light. The décor is neutral, and a stable door leads into an impressive en-suite.

En-suite

Beautifully decorated and tasteful with a white suite and tiling, the en-suite has a three-spotlight ceiling light with an additional light and extractor fan above the shower unit. The large, walk in shower features a chrome shower unit and is fully tiled. The modern white low-level WC with dual flush and pedestal wash basin with a mixer tap, contrast well with the lovely cream floor tiles. A large window looks out to the garden and the ensuite also has two white heated towel rails.

Bedroom 2

9'11 x 7'7 (3.02m x 2.31m)

The second bedroom has recessed lighting, a large window with lovely views of the rear garden and a loft hatch. Neutral décor is complemented by a neutral carpet and this room benefits from a large built in wardrobe.

Bedroom 3

6'9 x 7'3 max (2.06m x 2.21m max)

Currently used as an office, this room retains the tasteful decoration found throughout the property, with a striking wood beam, neutral decoration and quality carpet. The window looks onto a raised gravel area at the side of the property and has a deep windowsill.

Family Bathroom

The stylish grey walls complement the white furniture and tiling in this crisp, clean, family bathroom. Partial white tiles surround the bath, complementing its attractive white tile panelling and above the bath is an electric shower. The chrome ceiling light incorporates directional spotlights and the window looks to the rear garden. There is a contemporary wall hung wash basin with chrome mixer tap and a low-level WC with dual flush, and a radiator. Other fixtures include an extractor fan, shaving light, glass shelf and a mirrored wall unit. The sophisticated flooring is a light wood effect, luxury vinyl tile.

Outside-Front

The generous gravel driveway offering multi-vehicle parking is edged by an attractive lawn, shrubs, trees, including a beautiful blossom and mature hedging. Steps to the side of the garage lead to a raised area housing the oil tank which provides heating for the property. Paths lead either side of The Lodge, with a recently added terrace to one side, and on to the rear garden.

Garage

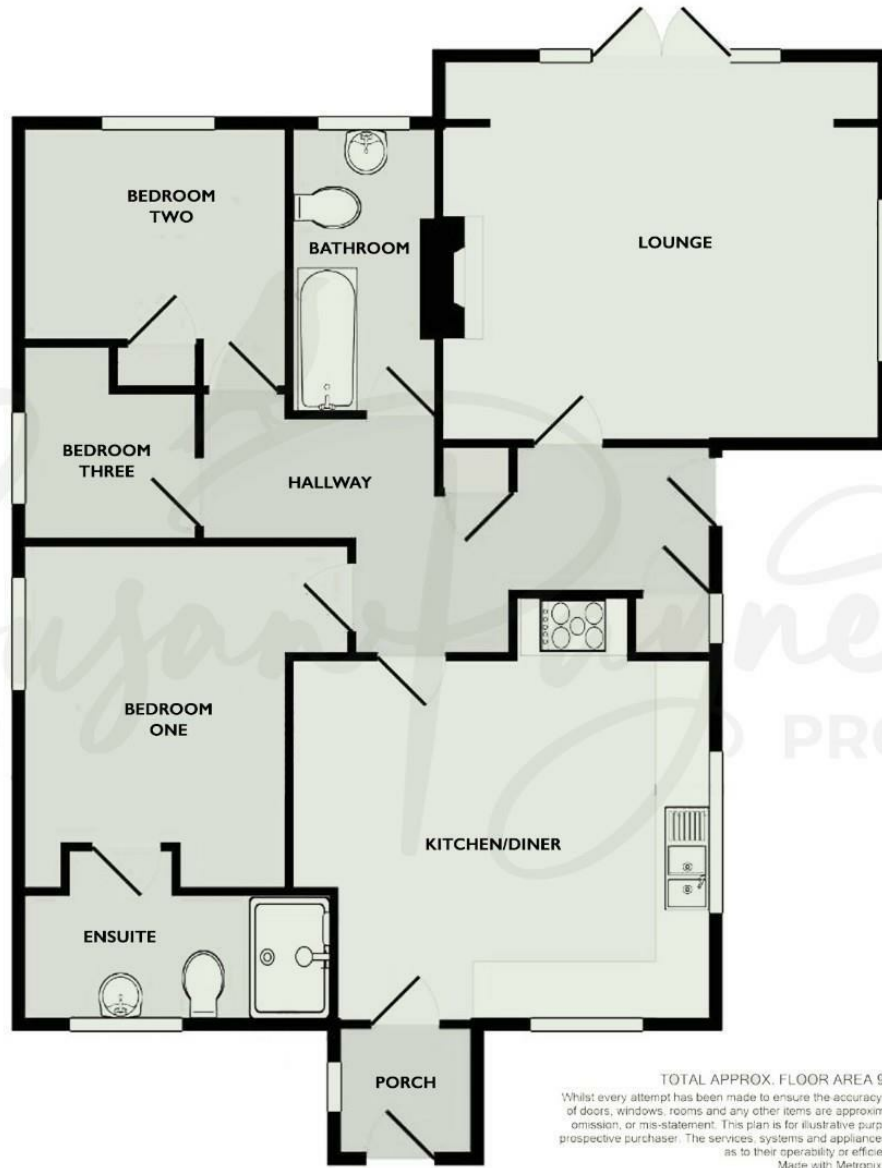
The wooden garage has large double doors and a separate, lockable entrance. There is power, lighting and a side window.

Outside-Rear

The delightful, enclosed garden to the rear of the property is mainly laid to lawn and is surrounded by mature hedges. A useful pathway runs down the sides and rear of the property and a small set of steps lead up to the lounge patio door. The garden is filled with a beautiful blend of plants, flowers and mature trees and a wooden pergola adds yet more interest to this fabulous area. A small raised patio area is perfect for outdoor seating and other benefits include an outside tap and a small storage shed.

Additional Details

Tenure: Freehold | Council Tax Band: D | Services: Mains water, electricity and drainage and private oil supply



TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 95 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="border: 2px solid blue; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 85 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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