



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Springfield

Farriers Way, Shorwell, Isle of Wight PO30 3JP



£635,000
FREEHOLD



Located in a highly sought-after area in charming Shorwell, this stunning, detached chalet-bungalow has been upgraded throughout and benefits from a flexible, flowing layout with versatile accommodation.

- High-specification home with up to five bedrooms
- Exclusive location, close to Shorwell village
- Fabulous, far reaching rural and downland views
- Sunny garden with terrace, lawns and summerhouse
- Well-maintained with high-quality finishes throughout
- Updated throughout and beautifully presented
- Flexible layout with multiple configuration options
- Substantial 9m x 6m double garage and workshop
- Spacious gravel driveway with plenty of parking
- Network of rural footpaths and trails on the doorstep

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

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Springfield combines fabulous design, high quality fixtures and finishes and a generous, flexible floorplan to create a luxurious home which could be configured in a number of ways to suit a new owners needs. The property has been completely upgraded by the current owners of 9 years, with major updates including new windows and doors, a new oak-framed porch, new kitchen and bathrooms, the creation of a utility room and study, fantastic landscaping in the garden and the acquisition of a neighbouring plot to extend the garden and enable the addition of a magnificent double garage and workshop. Versatile accommodation comprises a welcoming porch and entrance hall, beautiful kitchen, spacious and light sitting room, a separate dining room, which could be a further bedroom, a shower room, separate cloakroom, ground floor bedroom, a useful utility room and a study on the ground floor, with two double-bedrooms, one of which is ensuite, and a family bathroom on the first floor. Outside, the large rear garden backs on to the local recreation park and has been beautifully landscaped, including a fabulous terrace, summerhouse and shed, and to the front, a gravel driveway provides plenty of parking and has access to the garage building.

Set in one of the Island's most picturesque villages, Springfield is located on popular Farriers Way, and has a host of local amenities within short walking distance, including a popular country pub with its freshwater stream, a handy shop, and a recreation park with a playground. The historic Northcourt House and Wolverton Manor are also located in the village and offer a host of summer activities and events, including summer fetes and family friendly festivals. Situated within an Area of Outstanding Natural Beauty, keen walkers and cyclists can enjoy the breathtaking surrounding countryside of Shorwell which backs onto chalk downs and connects with a network of footpaths leading to the southern coast of the Island with its superb beaches and opportunities for water sports. Additionally, the county town of Newport which is just under five miles away providing a range of popular shops, restaurants and a cinema. The village is linked to other parts of the Island by Southern Vectis bus route 12, serving Freshwater, Totland and Newport as well as intermediate villages.

Welcome to Springfield

From popular Farriers Way, a driveway sweeps through a five-bar gate and on to the well-presented gravel parking area. An oak framed porch perfectly complements the Island stone façade of the property, and benefits from a characterful pendant light to create a welcoming entrance.

Inner Porch and Entrance Hall

A useful inner porch has plenty of space for coats and shoes, has a practical inset coir mat, and has glazed oak double doors that lead into the entrance hall. The entrance hall features neutral décor and a beautiful parquet floor, which continues through the majority of the ground floor. Oak doors lead to a large coat cupboard, to the kitchen, sitting room, dining room, to bedroom three, the utility room and to the shower room and cloakroom. A door also gives access to the stairs to the first floor.

Sitting Room

Spacious and light, the sitting room has a fabulous outlook over the garden with full height glazing and doors to the terrace. The spectacular views extend over the recreation park and on to Limerstone Down in the background, further enhancing the bright ambience. To one side, there is an inset Charnwood stove, set on a stone hearth with an oak mantle over. The neutral décor and parquet flooring continues.

Kitchen

The upgraded kitchen has a fantastic combination of base and wall cabinets, presented with oak doors and complemented with luxurious granite worktops. The kitchen has a space for a breakfast table, and benefits from under cabinet lighting, twin aspect glazing, and a 1.5 bowl sink with inset drainer, a mixer tap and an instant boiling/cold filter water tap. Integrated appliances include an oven, grill and hob, complete with matching extractor hood over, a dishwasher, fridge and freezer. The kitchen features attractive travertine floor tiles, which continue through a door into a useful rear lobby space, which has a glazed door to the rear garden.



Dining Room

The dining room, which could also be utilised as a fourth bedroom, is well proportioned, with plenty of space for a dining set and furniture, and has the benefit of French doors to the terrace. The neutral décor and parquet flooring continues, and the dining room also features a built-in storage cupboard.

Utility Room

A fabulous addition to the property, the useful utility room has fitted cabinets, with a dark roll-edged worktop and a sink complete with a swan neck mixer tap. There is space for a dryer and large fridge/freezer, and space for an integrated washing machine. The utility room has a door to the side aspect, and is finished with high-quality wood-laminate flooring, which continues through a door into the study.

Study

The study has a window to the front aspect, and is presented with neutral décor. The study could be used as overflow accommodation or a fifth bedroom.

Bedroom Three

The ground floor bedroom has twin aspect glazing with views over the rear garden, parquet flooring and neutral décor, and has the added benefit of a large, built-in storage cupboard/wardrobe with oak doors.

Shower Room

Conveniently placed to serve the ground floor, the shower room is fully tiled in a soft neutral scheme with mosaic detailing and has a window to the front aspect with patterned glass for privacy. A large, walk-in shower has a sleek glass screen and both rainfall and standard heads, plus there is a vanity basin with storage under, a mixer tap and an illuminated mirror over, and a heated chrome towel rail.

Cloakroom

The separate WC is tiled in a similar pattern to the shower room, and features a window with patterned glass, a compact vanity basin with a mixer tap, and a dual-flush low-level WC.

First Floor Landing

Carpeted stairs lead up to the first-floor gallery landing, which has a light with a fan, doors to under-eaves storage, and oak doors to both bedrooms and bathroom.

Bedroom One

The primary bedroom is generously proportioned, with triple aspect glazing filling the room with natural light and providing wonderful, far reaching rural views. There is also access to under-eaves storage and the bedroom is presented with neutral walls and a soft neutral carpet.

Bathroom

Perfectly located to serve the primary bedroom, the family bathroom is fully tiled in natural tones and has a large window to the front aspect with patterned glass for privacy. There is a large, walk-in shower with a sleek glass screen and rain shower head, a full size bath with shower over, a vanity basin with storage, mixer tap and illuminated mirror over, a dual-flush low-level WC and a heated chrome towel rail.

Bedroom Two

Another good-size bedroom, with neutral walls and carpeting, and a semi-vaulted ceiling which adds further character. Twin aspect glazing provides lovely views, plus there is access to the under-eaves, and a door which leads to an ensuite.



Ensuite

The ensuite has a window to the front aspect and is presented with white wall tiles and mosaic detailing and chic aqua floor tiles. There is a large corner shower, a heated chrome towel rail, a vanity basin with a mixer tap, storage under and an illuminated mirror over, and a low-level WC.

Outside - Front

The driveway leads between well-presented grass verges and between a post and rail fence and five bar gate onto the gravel parking area which spans the front of the property and provides an abundance of parking. A mature tree is complemented with well-established planting, and the front garden also features an antique, period lamp post and lantern which adds further character. The garage is accessed from the parking area.

Garage & Workshop

The substantial garage and workshop is a fantastic addition, with two pairs of timber double-doors providing easy access into the spacious double garage building, which has a concrete floor, and plenty of lighting and sockets. A door leads into the workshop area, and there is also access above the workshop providing additional storage. The workshop section is another useful space, with lighting and sockets and a window which looks over the rear garden.

Rear Garden

The expansive, south west facing rear garden has a fabulous flat lawn, shed and summerhouse complete with a covered deck. A gate leads from the lawn directly into the neighbouring recreation park. A stunning sandstone terrace features up-lighting and spans the rear elevation of the property, providing a fantastic outside seating and dining area. To the side, a further area has raised beds, and the rear garden is enclosed with high-quality fencing.

Springfield presents a rare opportunity to purchase a significantly upgraded, beautiful home, set in a most desirable location in popular Shorwell. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

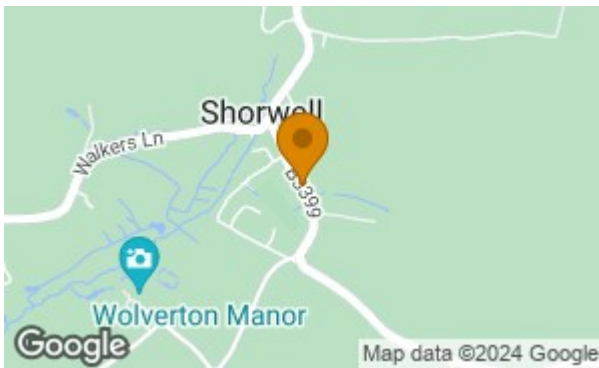
Council Tax Band: E

Services: Mains water, electricity and drainage, private gas supply.



TOTAL FLOOR AREA: 1817 sq.ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(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		35	60
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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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