



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Marguerite Cottage

Nettlestone Green, Seaview, Isle of Wight PO34 5DY



£325,000
LEASEHOLD



A beautifully presented period cottage, upgraded, extended and completely transformed by the current owners into a stylish home complete with a guest cabin, set in an enviable village location.

- Characterful semi-detached two-bedroom cottage
- Extended to create a flowing modern floorplan
- Local village amenities and schools nearby
- Well-established rear garden with sun deck
- Ideal permanent residence, second home or holiday let
- Updated throughout in a chic, contemporary style
- Presented to an extremely high standard
- Walking distance to secluded sandy beaches
- Ensuite garden cabin with kitchenette and terrace
- Highly sought-after village location

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

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Originally constructed in the Victorian period, Marguerite Cottage has recently undergone an extensive programme of renovation to create a stunning home which is ready to move into. Major recent upgrades include an extension to the rear aspect to create a wonderful kitchen, updated bathroom, the addition of a ground floor cloakroom, new gas central heating including underfloor heating on the ground floor, rewiring, new oak doors, decoration throughout in a fresh contemporary scheme and new, high-quality floor coverings. The rear garden has also been landscaped, and a garden cabin installed, complete with a living space, kitchenette and a shower room and currently providing guest accommodation. The flowing floorplan comprises a welcoming entrance hall, cloakroom, lounge and dining room which is open-plan to the new kitchen on the ground floor, with two bedrooms and a luxurious bathroom on the first floor.

Occupying a convenient position, plenty of local amenities are right on the doorstep including an excellent convenience store, a highly regarded primary school, and a regular local bus route which links to Ryde, Bembridge, Sandown and Newport. A fantastic seasonal open-top bus service also passes through Nettlestone which follows a circular route through the Island's spectacular countryside and across the tops of the Downs. Two of the Isle of Wight's lesser-known beaches, Seagrove Bay and Priory Bay, are located just a short walk away from the property and provide peaceful spots away from the summer crowds. Plenty of coastal and rural footpaths are also in the vicinity including a lovely flat-level amble from Seagrove Bay to Ryde which enjoys wide sandy beaches, seaside amusements and plenty of places to get ice cream and refreshments. Additionally, Ryde and the nearby town of Fishbourne provide regular ferry links to and from the mainland. The upmarket coastal village of Seaview is just a short walk from the property and boasts further local amenities and some highly regarded places to eat, such as the celebrated Seaview Hotel. Its fantastic Edwardian promenade enjoys beautiful views across the Solent, family-friendly beaches and the renowned Seaview Yacht Club.

Welcome to Marguerite Cottage

From popular Nettlestone Green, a path leads through a walled front garden, full of mature planting which enhance privacy, and on to a storm porch. An oak front door has a decorative doorlight and leads into the welcoming entrance hall.

Entrance Hall

extending to 7'8" (extending to 2.35m)

Soft, neutral décor combines with beautiful floor tiles in the entrance hall, which also has a window to the side aspect, a door to the cloakroom and a doorway into the dining room.

Dining Room

11'11" x 11'8" (3.65m x 3.57m)

The elegant décor and floor tiles flow through into the dining room, which also benefits from underfloor heating. A large fitted corner cupboard is a useful addition, finished in contemporary green, and there are stairs to the first floor, complete with a space under which is ideal for a study area. A door leads to the lounge, and an open archway and a step down connect to the kitchen, creating a fabulous open-plan space.

Kitchen

14'7" x 12'0" (4.46m x 3.67m)

A spectacular addition, the kitchen is generously proportioned and filled with natural light, with large scale bi-fold doors connecting to the sun deck and a pair of Velux windows providing further light. Arranged around a large kitchen island, which creates a social space, the kitchen comprises a fantastic combination of base and wall cabinets, presented in contemporary grey and complemented by opulent white quartz worktops and the tiled floor. There is an inset Belfast sink with a swan-neck mixer tap and integrated appliances include a gas hob in the island, a double oven and grill, fridge, freezer, dishwasher and washing machine.



Lounge

11'11" x 11'10" (3.65m x 3.61m)

The contemporary lounge is presented in fresh white over a beautiful oak floor, and features a window to the front aspect, overlooking the front garden and on to Nettlestone Green. A chimney breast adds character, and is home to a contemporary wood-burning stove, set on a dark tiled hearth which is inset into the oak flooring to create a stylish feature, and also with an oak mantle and built in storage to one alcove.

Cloakroom

The beautiful décor continues into the cloakroom, which benefits from a modern low-level WC and a matching floating basin complete with a mixer tap.

First Floor Landing

extending to 12'0" (extending to 3.67m)

A characterful turning staircase, complete with a contemporary full height white balustrade and stylish carpet runner, leads up to the first-floor gallery landing. The landing features oak flooring and modern décor, and oak doors lead to both bedrooms, to the bathroom and to an airing cupboard which is also home to the recently updated combi boiler.

Bedroom One

11'11" x 10'11" (3.65m x 3.33m)

The primary bedroom is spacious and light, with a window to the front aspect looking over Nettlestone Green. A pair of built-in double wardrobes are finished in a fashionable green hue, which complements the white walls and oak flooring.

Bedroom Two

12'0" x 5'11" (3.67m x 1.81m)

Soft green walls and oak flooring combine in the second bedroom, which also benefits from a large window to the rear aspect, with views over the rear garden, neighbouring primary school and on to the rolling hills of Bullen beyond.

Bathroom

9'10" x 8'2" (3.01m x 2.50m)

The bathroom has a luxurious, spa like ambience, with dark walls, dark tiles and fabulous wood-effect tiled flooring, and a window to the rear aspect which provides a fantastic rural view. A contemporary white freestanding bath is set on an angle, and has a mixer tap, and there is a large, walk-in shower complete with rain head, a low-level WC with a concealed cistern and a stone countertop basin with a waterfall mixer tap and an illuminated mirror over.

Outside

To the front, the garden is well-established and enclosed with a characterful railing and gate. The mature planting enhances the privacy and sets the property back from the road. A path runs to the side of the property and connects to the back garden via secure gate. The landscaped rear garden is a wonderful mix of lawn, gravel borders, raised planters and beautiful mature planting. A large sundeck spans the rear elevation of the house, and provides a fantastic outside dining and seating area, sheltered on either side with a high-quality fence.



Mini Marguerite

The ensuite cabin is a fabulous addition, erected in 2020 and separated from the rest of the garden with a contemporary fence which affords plenty of privacy. The cabin itself comprises a living area, complete with high quality laminate flooring and botanical wallpaper, and is open-plan to a compact kitchenette area, which has an integrated oven, hob, extractor and sink. The kitchen is a blend of green cabinetry, soft pink tiles and white worktops. From the living area a door leads into an ensuite shower room, which is fully tiled with white metro tiles, has a shower, modern vanity basin with mixer tap and storage and a matching low-level WC. Large sliding doors open on to a secluded deck, covered with a pergola and providing a private garden space for the cabin. Currently used for guest accommodation, Mini Marguerite would also make a magnificent work-at-home or studio space.

Marguerite Cottage offers a rare opportunity to purchase a fabulous period cottage, extensively renovated and presented to a high standard throughout, set in an extremely desirable village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 990 years from 22 December 1865

Ground rent: TBC

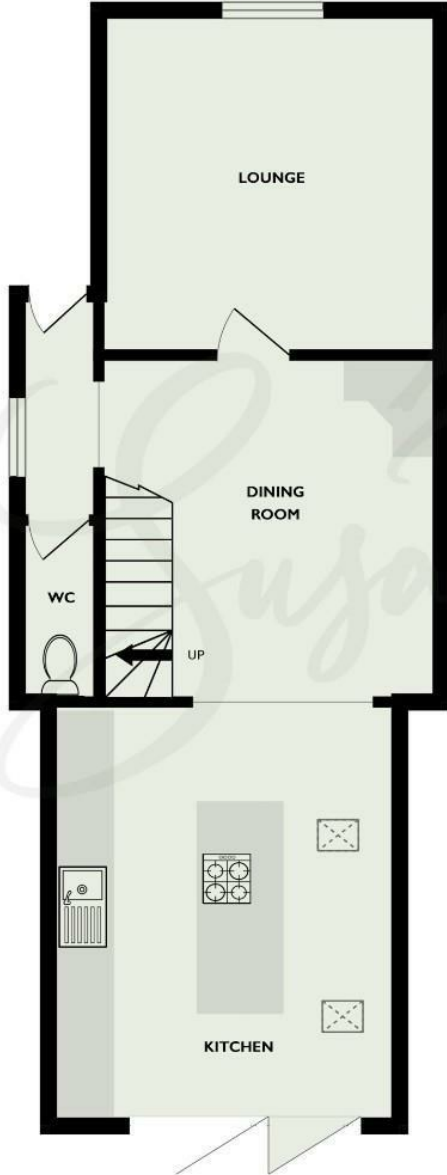
Maintenance Charge: TBC

Council Tax Band: C

Services: Mains water, gas, electricity and drainage



Ground Floor
502sqft (46.6sqm) approx.



Second Floor
364sqft (33.8sqm) approx.



Floorplan for illustrative purposes only and not to scale



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		25	74
	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		

Agent Notes:

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