



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



4, Woodside Avenue

Alverstone Garden Village, Sandown PO36 0JD



Nestled in the idyllic copse setting of Alverstone Garden Village, this spacious two-storey home offers plenty of flexible accommodation, a fabulous south-facing garden, and a pool house with a swimming pool.

- Detached four to five bedroom family home
- Desirable location with lovely rural views
- Pool house with a swimming pool
- Network of footpaths and bridleways on the doorstep
- Flexible accommodation to provide an annexe if desired
- Generous principal bedroom with an en-suite
- Fabulous rear garden with a summer house
- Short drive to local amenities and beaches
- Large driveway to the front and a detached garage
- 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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Positioned in an Area of Outstanding Natural Beauty, 4 Woodside Avenue occupies a spacious plot and offers an idyllic family lifestyle in a highly desirable, peaceful location within Alverstone Garden Village. Believed to date back to the 1930s, the property is one of the first houses to be built on the development and provides a deceptively spacious home with flexible accommodation offering plenty of scope to modernise if desired. The property's layout provides incredible versatility which could be set up to offer a two-bedroom annexe or one generous four to five-bedroom home, perfect for a growing family or a multi-generational household requiring independent spaces.

Upon stepping into an entrance hall, the accommodation features voluminous high ceilings and comprises a spacious, cottage-style kitchen-diner, a snug which could provide a fifth bedroom, a living room with French doors to the garden, and a convenient ground-floor bathroom. The ground floor continues to the annexe side of the home, which consists of a lounge, two double bedrooms, and a shower room. A staircase from the entrance hall proceeds to two spacious double bedrooms with lovely rural views beyond the rear garden and an en-suite in the principal room.

Outside, 4 Woodside Avenue enjoys a fabulous south-facing garden with lovely rural views beyond and a charming summer house offering an opportunity to create a garden room or an outdoor office. The highlight of the outdoor space is a large, heated swimming pool which is sheltered within a generous pool house, providing poolside fun all year round. Additionally, the property benefits from ample driveway parking with a detached garage to the front.

Located between Sandown and Newchurch, the highly desirable Alverstone Garden Village is set within the Youngwoods Copse and is close to unspoilt woodlands, nature reserves and an abundance of countryside walks. Newchurch is close by and provides village amenities and access to the Islands network of cycleways. The Alverstone village store is just a short drive from the property and the towns of Shanklin and Sandown are located under five miles away where you will find a variety of shops, restaurants, pubs and expansive sandy beaches. The Island's historical county town of Newport can be reached within a 20-minute drive and also provides plenty of amenities.

Welcome to 4 Woodside Avenue

From peaceful Woodside Avenue, number 4 has a large gravel driveway with a detached garage to the front and features mature cordylines and evergreen shrubs. This charming property has a white facade and a multi-pane entrance door to the front opens to an entrance hall.

Entrance Hall

extending to 13'4" and 11'11" (extending to 4.06m and 3.63m)

This L-shaped entrance hall has a carpet which flows to a snug, a living room, and a staircase with a wooden spindle balustrade and space beneath plus a cupboard for storage. A series of panel and multi-pane doors lead to the following:

Kitchen-Diner

18'1" x 12'7" (5.51m x 3.84m)

Presented with a neutral tiled floor, this large room is fitted with wooden, shaker-style wall and base cabinets plus a dark countertop with a matching splashback. The countertop incorporates an electric hob beneath a cooker hood and a porcelain 1.5 sink and drainer beneath a window to the rear. There is under-counter space for three appliances including plumbing for a washing machine. Creating a charming focal point, a gas-fired Rayburn is positioned within a brick fireplace with a decorative tile surround and provides the central heating and hot water for the home. The room also has an additional window to the side and a multi-pane door to a rear porch.

Snug/Office/Bedroom

11'10" x 9'4" (3.61m x 2.84m)

This room boasts a dual aspect with a window to the front and side, and benefits from a built-in cupboard.



Living Room

13'11" max x 11'1" (4.24m max x 3.38m)

Featuring French doors to the rear garden, this light and airy room offers pleasant views and has a feature fireplace with a wooden surround and connections to install a gas fire if desired.

Bathroom

7'6" x 4'3" (2.29m x 1.30m)

With an opaque window to the front, this room has a wood-effect vinyl floor and a full suite comprising a panel bath with a shower over, a dual flush w.c., and a vanity hand basin with a shaver socket strip light over. The walls are mostly presented with neutral, large-scale tiling combined with mosaic tiling around the bath.

Annexe

Accessed via a multi-pane door from the entrance hall, this section to the side of the property has been used as an annexe but can be easily integrated with the main house. The accommodation comprises the following:

Lounge

13'11" x 11'1" (4.24m x 3.38m)

Fitted with blue carpet which continues throughout, this room has a window to the front aspect and an open doorway to a lobby.

Lobby

This space has two built-in cupboards and a few panel doors leading to the following:

Bedroom Three

11'10" x 11'0" max (3.61m x 3.35m max)

This double-sized bedroom has a box bay window with lovely rear garden views and a wallpapered feature wall with a floral print.

Bedroom Four

11'9" x 7'1" (3.58m x 2.16m)

Again, with a floral papered featured wall, this room offers a small double size and has a window to the front aspect.

Shower Room

6'10" x 5'5" (2.08m x 1.65m)

Well-presented with a light, vinyl floor and matching wall decor, this room provides a shower cubicle with a grey tiled surround, a dual flush w.c., and a vanity hand basin with splashback tiles.

First Floor

A small, carpeted landing has an airing cupboard and two panel doors giving access to two spacious double bedrooms where the carpet continues.

Principal Bedroom

23'5" x 16'5" (7.14m x 5.00m)

This generous double bedroom has two Velux windows to the rear providing a pleasant garden and rural views. Providing access to a partially boarded loft and eaves storage space, this bedroom also features an en-suite shower room.

En-suite Shower Room

7'11" max x 6'8" max (2.41m max x 2.03m max)

Continuing with the bedroom carpet, this space provides a pedestal hand basin with a tiled splashback, a low-level w.c. and a shower cubicle with a tiled surround. Again, there is access to eaves storage space.



Bedroom Two

16'9" x 10'10" (5.11m x 3.30m)

Decorated with a vibrant wall decor, this large double bedroom features exposed ceiling beams and has a Velux window to the rear offering a lovely garden outlook and rural views beyond. This room also benefits from access to plenty of eaves storage space.

Rear Garden

From the rear of the property, a wrap-around deck and a paved terrace form a spacious seating area from which you can relax and bask in the southerly sunshine. Beyond the terrace is a large green lawn space edged with fencing, mature hedging and shrubs, plus a well-established oak tree, creating cooling, dappled shade on those warm summer days. The rear garden also features a charming summer house with power and lighting, and a back gate opening directly to a rural footpath, providing easy access to surrounding countryside walks. Additionally, there is a side gate to the driveway and an enclosed area on the adjacent side giving access to the rear of the garage and a further side gate.

Pool House & Swimming Pool

Providing shelter from the elements, a large heated swimming pool is housed within a timber-framed pool house (measuring 41'10" x 20'4") with a polycarbonate roof and paved flooring.

Garage and Driveway

A large gravel driveway to the front of the home provides parking for several vehicles and has a single-sized detached garage with power, lighting, and an external tap.

In summary, this spacious home offers the flexibility to be arranged and modernised to suit the needs of the new owner and offers an idyllic, laid-back lifestyle within this peaceful woodland setting surrounded by countryside. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

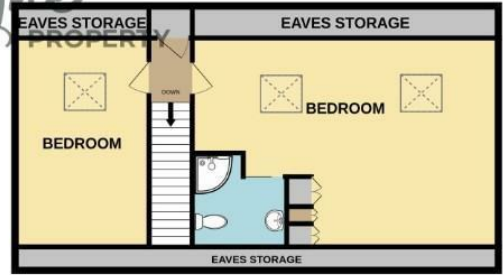
Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, gas central heating, electric.



GROUND FLOOR
1834 sq.ft. (170.4 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.

TOTAL FLOOR AREA : 2650 sq.ft. (246.2 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		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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