

SPENCE WILLARD



Hungerberry House, 12 Hungerberry Close, Shanklin, Isle of Wight

Nestled in a quiet yet convenient location with large gardens backing onto woodland, this impressive family home is immaculately well-presented and has garaging, outbuildings and annexe potential

VIEWING:

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Constructed in 1991, Hungerberry House is a striking 'Potton-post and beam' house set back from the road surrounded by its own gardens with stunning woodland outlook. The property is beautifully presented and has the benefit of modernisation and recent renovations including a stylish kitchen and new uPVC windows and doors both under warranty. The house is extremely well-appointed and with plenty of character and features including exposed beams, hung tile exterior and large inglenook fireplace housing log burning stove. There is a great flow of reception space with large and very light sitting room, open plan kitchen/dining room and on the first floor, four bedrooms and two bathrooms one of which being ensuite. The gardens are delightful with sunny southerly aspect at the rear and the addition of outbuildings providing workshop or home office space and a detached double garage with studio room located above making an ideal annexe potential.

Situated on the outskirts of Shanklin and a short walk to The Old Village with its array of restaurants, cafes and picturesque thatched cottages with easy access through the popular Shanklin Chine to the beach. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

ACCOMMODATION

GROUND FLOOR

ENTRANCE Storm porch supported by timber beams covers a composite front door with side lights.

HALLWAY A welcoming hallway with windows to side and large under stair cupboard with light and power. Cloakroom with plenty of wall hanging space for coats, a pedestal wash basin and W.C.



SITTING ROOM This superb space enjoys plenty of natural light and garden views through triple aspect windows and double doors accessing the garden terrace. There is a large inglenook fireplace housing contemporary Charnwood log burning stove.

STUDY Situated off the sitting room with window overlooking the garden outlook. Cupboard housing Gloworm gas boiler.

KITCHEN/DINING ROOM An attractive space overlooking the drive and gardens with triple aspect windows and large dining space to one end. The recently replaced kitchen is well-appointed incorporating a full range of under-counter and wall-mounted shaker style storage units with varnished oak worktops. There is a Pyramis glass and stainless steel sink with mixer tap over and space and plumbing for a fridge/freezer and integrated dishwasher, integrated Bosch microwave and grill and wine chiller. There is space and plumbing for a large range cooker with Rangemaster extractor hood over.

GARDEN/UTILITY ROOM Comprehensively refurbished in 2020 with new glazing and a solid 'superlite' roof with glazed roof lights and flag stone flooring. This is a particularly versatile space for enjoying the garden outlook. Oak worktops with space below for washing machine and tumble dryer.

FIRST FLOOR

Turned wooden stairs rise to a galleried landing with hatch accessing a large loft space. The first floor comprises four well-proportioned double bedrooms with garden outlook and integrated wardrobe storage, whilst the principal bedroom has an ensuite shower room with tiled walls, floor and large shower enclosure, heated towel rail, vanity unit wash basin and W.C.

FAMILY BATHROOM With vintage pedestal wash basin, W.C. illuminated vanity mirror, heated towel rail and shower.

OUTSIDE

Hungerberry House is found through wrought iron gates accessing a large driveway with parking for several cars. A double garage with automatic up and over doors has stairs rising to a studio room or a potential annexe over. There is a substantial large decked terrace wrapping around the property and a patio ideal for outdoor dining, while the gardens extend to the south east and to beautiful mature woodlands beyond the boundary. A large willow tree leans over a small stream with beautiful planting around and there is fencing along the terrace making it a child and pet safe area.

OUTBUILDINGS

Behind the garage is a substantial approx. 12m long pitched roof workshop which is fully fitted out with storage racking, extensive work bench space, lighting and power. There is an enclosure at one end with further racked storage and beyond the workshop is 'The Den', a summerhouse with TV aerial point, carpeted floors and window with garden outlook. The complex of outbuildings including the garage are all in excellent order of maintenance, providing a wealth of additional space and various options for usage.

SERVICES Mains electricity, gas, water and drainage. Heating is provided by a gas-fired boiler and delivered via radiators. Water is heated via an immersion located in a wardrobe located in bedroom 2.

TENURE The property is offered Freehold

EPC Rating C

COUNCIL TAX Band F

POST CODE PO37 6LX

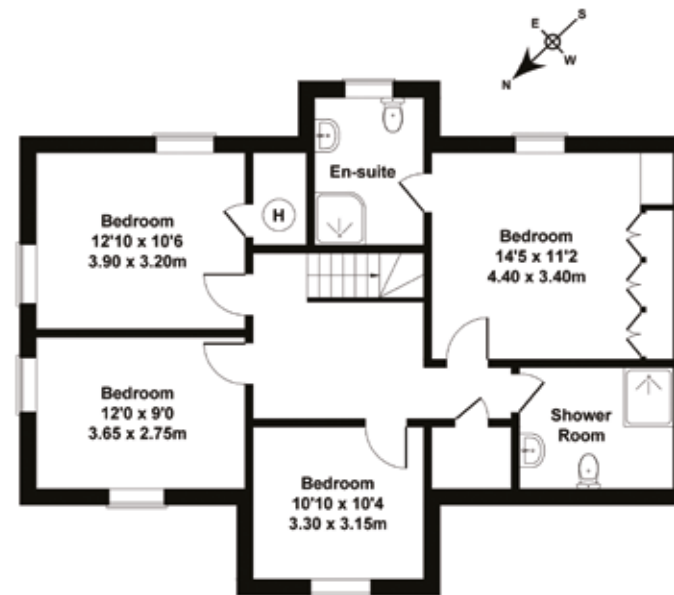
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents.

Hungerberry House

Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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