

SPENCE WILLARD



Squirrels Rest, Youngwoods Way, Alverstone Garden Village, Isle Of Wight,
PO36 0HE

A beautifully presented contemporary four bedroom family home boasting excellent space and accommodation set in a quiet, picturesque location.

VIEWING

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Built in 2013, the timber frame house is finished with cedar clad and render beneath a slate roof and boasts an array of characterful and modern features, including a hand carved oak staircase, underfloor heating throughout, bi-fold oak doors, integrated Sonos speaker system and a stunning, glazed open plan dining room. The property is finished to a high specification and excellently designed to offer substantial space and light with dual aspect floor to ceiling windows in the kitchen, in addition to four well-proportioned bedrooms all with pleasant green outlook over surrounding trees and landscaped gardens.

Alverstone Garden Village is situated amidst wonderful countryside with walks and cycle paths accessible directly from the property. It is a short drive from beaches on the south eastern coast, with nearby towns of Sandown and Shanklin having a range of facilities, including a golf course and there are regular trains providing good connections with Ryde and mainland ferry links. From the property Ryde School is approximately 8 miles away. This particularly tranquil setting, with a characterful house makes for a really attractive family home.

Accommodation

Entrance Lobby

Solid wood door opens to a light and spacious entrance hall with hand carved oak staircase.

WC/Cloakroom

Plenty of storage with built- in full height cupboards, wash basin and WC.

Utility Room

Under counter storage with stainless steel sink and mixer tap over and space and plumbing for a washing machine

and tumble dryer, wall mounted boiler and cupboard housing underfloor heating manifolds.

Open Plan Kitchen/Dining

Excellent family living with a fantastic central kitchen complete with dark granite worktops with sink inset and mixer tap over. There is a full range of under counter storage units with soft close drawers and a five ring gas hob and extractor hood over, as well as a double AEG oven/microwave and grill, integrated fridge freezer, dishwasher, polished tile flooring with underfloor heating and spotlights throughout. Oak bi-folding doors overlook the garden.

Sitting Room

A well-proportioned family room with views of the garden, Oak style laminate floor, spot down lights and integrated Sonos surround sound speaker system.

Study

Versatile room with French patio doors on to the garden terrace.

First floor

Galleried landing with Velux window over provides plenty of light to the first floor which comprises 4 well-proportioned double bedrooms, 2 of which overlook the rear garden, a family bathroom panelled bath with shower over, wash basin, heated towel rail and WC. Underfloor heating beneath oak wood flooring runs throughout and the principle bedroom enjoys a balcony with superb views through surrounding tree tops of the gardens, and an en suite shower room incorporating tiled floors, a substantial walk in shower, heated towel rail, wash basin and WC.

Outside

Situated on a tree-lined road, the property is accessed via a resin laid drive which opens to a gravelled driveway with parking for several cars, beyond which is an Oak beam car port and pretty landscaped wood chip borders line the boundary. Largely laid to lawn the rear garden is generous in size with several mature trees, including a tall silver birch and three oaks and well-tended borders, with a terrace providing plenty of space for outdoor dining. An integrated garage with twin barn style doors has power and lighting laid on with high ceilings, allowing maximum storage and further loft space above.

Services

Mains electricity water and drainage. Heating is provided by gas





fired boiler and pressurized water cylinder, and is delivered by underfloor heating throughout the house.

Directions

Upon entering Alverstone Garden Village proceed straight ahead along Youngwoods Way. Squirrels Rest can be found approximately 300m on the left hand side.

Council Tax

Band F

EPC Rating

B

Tenure

The property is offered freehold.

Viewings

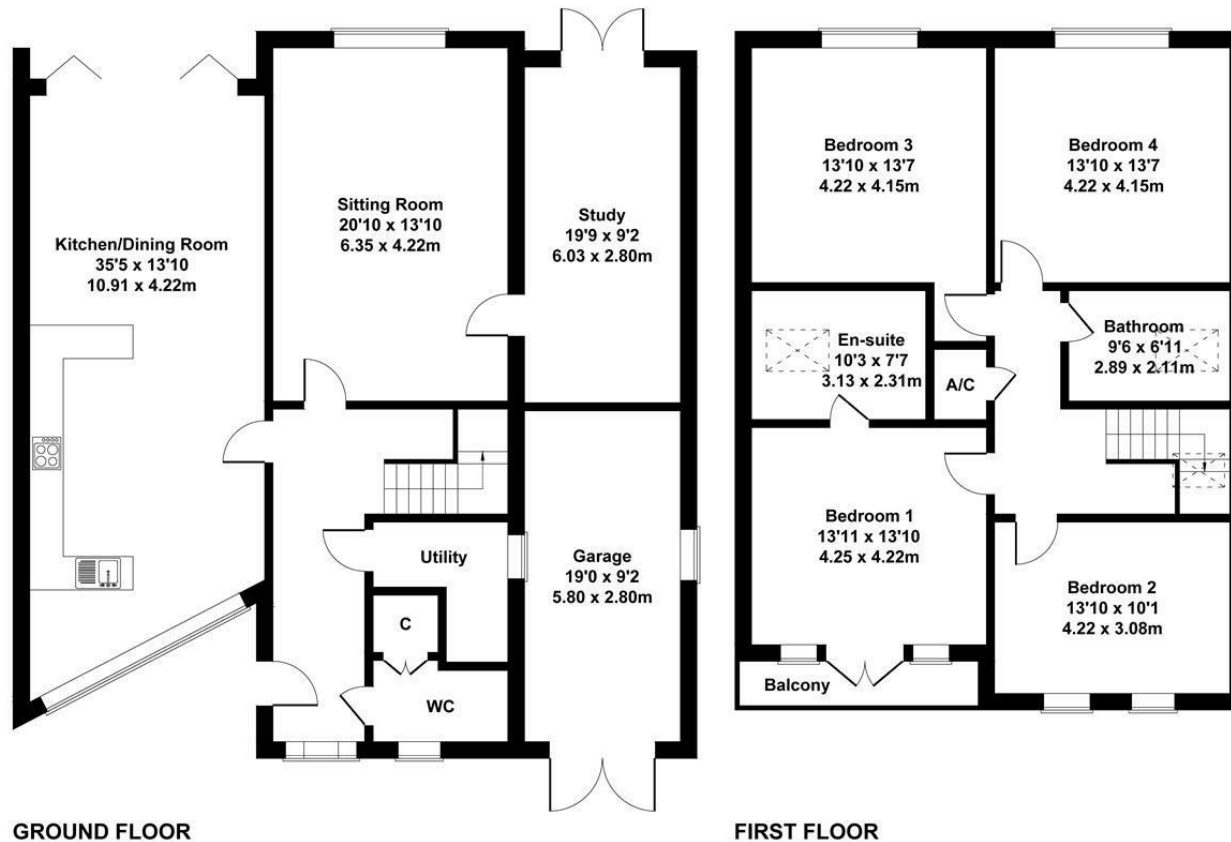
All viewings will be strictly by prior arrangement with the agent Spence Willard.





Squirrels Rest

Approximate Gross Internal Area
2465 sq ft - 229 sq m



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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