

SPENCE WILLARD



42 New Road, Brading, Sandown, Isle of Wight, PO36 0AJ

*Enjoying far reaching views over countryside, a nature reserve and to Bembridge Harbour
this four bedroom house is beautifully presented throughout.*

VIEWING

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This attractive period house occupies an elevated position with gardens to the rear and enjoys far reaching panoramic views from all principal rooms. The detached house is well appointed with spacious and light accommodation arranged over two floors including four double bedrooms and three bathrooms, two of which are ensuite. The reception space is light and boasts all the original period features including doors, skirting boards, floorboards and architraves stripped back to a wood finish. Original sash windows have been lovingly restored to provide the perfect aperture to enjoy the views while the décor is tasteful and light throughout making it the ideal family home. Gardens extend to the rear where there are outbuildings and beyond on road parking is available on a road accessed from the path at the rear of the garden

The town of Brading is well appointed and benefits from a school, shops, public houses and train station which connects to Ryde Pier Head where there is a ferry service to Portsmouth and connecting trains to London. There are many local walks across the Downs or the protected RSPB marsh lands. The seaside town of Bembridge with its sandy beaches is a short drive away as is the town of Ryde with its numerous amenities, schools and high speed (22mins) links to the mainland.

Accommodation

Ground Floor

Steps rise to a sky blue painted timber door with inset glazing and arched fan light over.

Porch

With high ceilings, high level consumer unit cupboards and mosaic tile floors.

Inner Hallway

With high ceilings, dado rail and exposed floorboards. There is a large under stair cupboard housing wall mounted boiler.

Sitting Room

A generous sized reception room with deep exposed wood skirting boards, large open fireplace with a tile hearth and original iron surround. Architraves, downlighting and dado rail. Bay window overlooking the front aspect.

Bedroom 3

A good sized double bedroom with ensuite shower room with tiled floors and walls to mid height, pedestal wash basin, heated towel rail and W.C. A sash window overlooks the rear south westerly aspect.

Kitchen/Dining Room

An excellent family space with log burning stove set within a fireplace with timber surround and plenty of space in the alcoves. Travertine tile floors and a kitchen boasting a full range of shaker style undercounter and wall mounted units with tiled splash backs, a blue 1.5 bowl sink, Neff integrated cooker oven and grill with four ring gas hob and extractor hood over. Space and plumbing for a fridge and integrated dishwasher as well as dual aspect windows and a door to a rear porch accessing the garden.

Utility Room

In a store adjacent to the kitchen there is space and plumbing for a washing machine and tumble dryer.

First Floor

A stair case with exposed strings and carpet runner rises to a large galleried landing with plenty of natural light from a side sash window and hatch accessing large loft space. There are three double bedrooms, two of which being ensuite and have views along the rear garden, whilst Bedroom 1 has built in wardrobes, feature cosmetic fireplace and a bay window enjoying stunning views to Culver Down over the protected Isle of Wight National Landscape (IWNL), Bembridge Harbour and St. Helens. There is also a large family bathroom with panelled bath and shower attachment, pedestal wash basin, tongue and groove clad walls to mid height and a separate W.C.

Outside

The property is set back from the road in an elevated position behind a wrought iron fence and gate with a small lawn area to the front. Access along each side leads to a rear garden which is immaculately presented with patio terrace and lawn with fencing on both sides. There are well-stocked flower beds and a further patio up the garden along with two Silver Birch trees and a garden shed at the top. The various terraces enjoy a sunny aspect with beautifully landscaped beds and a garden path leads to the rear gate beyond which a short walk to Wrax Road.

Parking

On road parking is available to the rear of the property on the neighbouring road which is unadopted.

Services

Mains electricity, water and drainage, heating is provided by gas fired Valliant wall-mounted boiler located in the cupboard under the stairs and delivered via radiators.

Tenure

The property is offered Freehold.

Council Tax

Band D

EPC Rating

Rating E

Postcode

PO36 OAJ

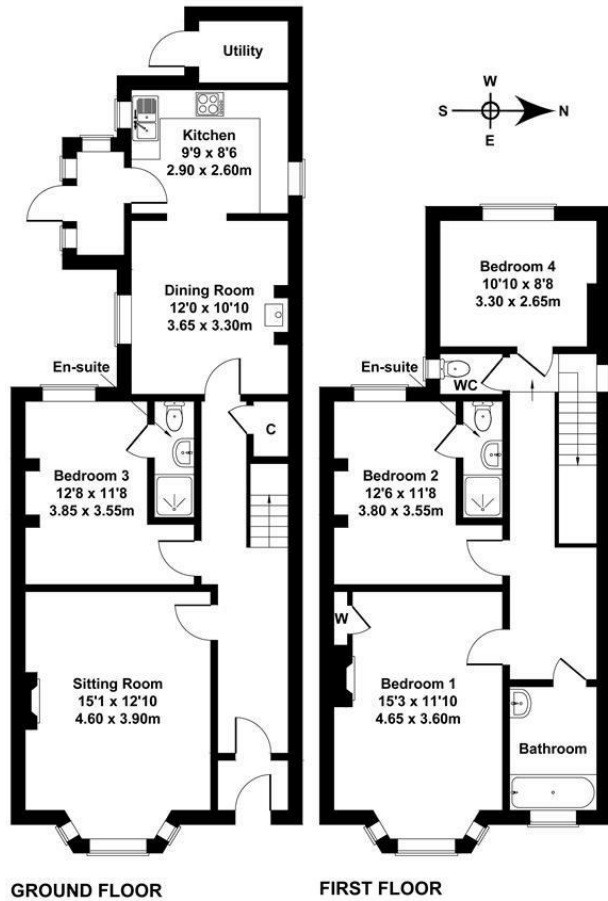
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



42 New Road

Approximate Gross Internal Area
1475 sq ft - 137 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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