

# SPENCE WILLARD



Dunedin, Ash Grove, Luccombe, Shanklin, PO37 6RX

*Enjoying commanding views over countryside and to the sea, this comfortable four bedroom family home has beautifully landscaped gardens and a self-contained annexe and garage.*

VIEWING

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With period features from its origins of construction in the 1930's and extended, Dunedin now provides a stunning family home with glorious views over the garden and out to sea. There is light filled reception space enjoying a southerly aspect and four bedrooms over two floors along with two bathrooms, one of which being ensuite. The house benefits from plenty of storage with a cellar, garden shed and double garage, which is also prepared for conversion to a self-contained annexe with plumbing for kitchen and shower room. The gardens which surround the property are terraced and beautifully well designed and landscaped to provide a range of colour and areas of interest, with Hydrangeas, Roses and well stocked borders. There is a summerhouse positioned at the top of the garden taking in a wonderful outlook.

Situated in the picturesque Luccombe Village overlooking rolling countryside, downland and the sea with direct access to stunning coastal walks. The amenities of nearby Shanklin Old Village include a range of shops, restaurants and theatre are a short distance walk away. 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. There are also plenty of beaches, bays and coves nearby and stunning walks on the Luccombe and Wroxall Downs or along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

Accommodation  
Ground Floor

**Entrance**  
Steps up beneath a porch supported by Georgian style columns enters a sunroom through to twin uPVC glazed doors.

**Sun Room**  
Wrapping around the property on the southern and eastern elevations with column structure and large uPVC picture windows enjoying a splendid outlook.

**Inner Hallway**  
With original 1930s timber door with porthole stained glass window opens to an inner hallway with high ceilings and understair cupboard,

**Sitting Room**  
A generous dual aspect room of excellent proportions and original elliptical shaped windows either side of an original fireplace with stone cast surround and gas fired inset.

**Kitchen/Dining Room**  
This excellent space boasts a wealth of under-counter and wall-mounted storage units incorporating 1.5 bowl ceramic sink with wine chiller. Samsung oven with five ring gas hob with extractor over, tiled splashbacks and integrated dishwasher, washing machine and space and plumbing for a tumble dryer. Cupboard housing wall mounted boiler and space for a microwave. There is space and plumbing for an American style fridge freezer and tall larder cupboards. A conservatory offers an excellent space for dining table with outlook over the side courtyard.

**Study/Bedroom 4**  
With dual aspect windows overlooking the garden, this is a good sized double bedroom currently arranged as a home office.

#### W.C./Cloakroom

With tiled floor and walls to mid-height, pedestal wash basin and W.C.

#### First Floor

Stairs rise to a half landing with sea view and onto a light filled galleried landing.

The first floor comprises three double bedrooms and two bathrooms with the principal bedroom suite benefiting from incredible sea views and to downland in the distance. This suite also has an ensuite shower room with shower, vanity unit wash basin, heated towel rail and W.C. with access to a private balcony with plenty of space for outdoor dining and taking in the views. The family bathroom has a panelled bath with shower over, vanity unit wash basin, heated towel rail and W.C. whilst bedroom two and three have built in wardrobes.

#### Cellar

A very handy deep storage space beneath the sun room with barn style doors, power, lighting and reduced head height.

#### Outside

The gardens of Dunedin are particularly special as they are well tended with terraces and areas for enjoyment at different times of the day and help frame the glorious rural downland and sea views. At the top is a summerhouse with decking and downland views, whilst there are various flower beds well stocked with roses and flowers giving year around colour intermixed with herbaceous shrubs, Hydrangeas and well manicured hedge rows on each of the boundaries. A garden terrace on the western gardens is an ideal place for catching evening sun and pathways lead down to a parting in the hedge where there is double garage with off-road gated parking and a further space with its own access to the rear, ideal for trailer or boat storage with outdoor hose and power for wash down.

#### Garage/Annexe

Added to the property in 2012, this double garage has automated up and over roller doors with the benefit of a modern shower room and kitchen, which is currently arranged as a workshop, but could provide ancillary accommodation.

#### Parking

There is parking for several cars with two spaces at the rear of the property by the cellar. One space to 'pull in' by the pedestrian access on Ash Grove and several spaces in front and to the side of the garage on a gated block pavia driveway.

#### Services

Mains electricity, drainage and water, heating is provided via newly fitted gas fired boiler located in the kitchen and delivered by radiators. Heating in the garage/annexe is via electric radiators and immersion for hot water.

#### Council Tax

A

#### EPC

D

#### Postcode

P037 6RX

#### Tenure

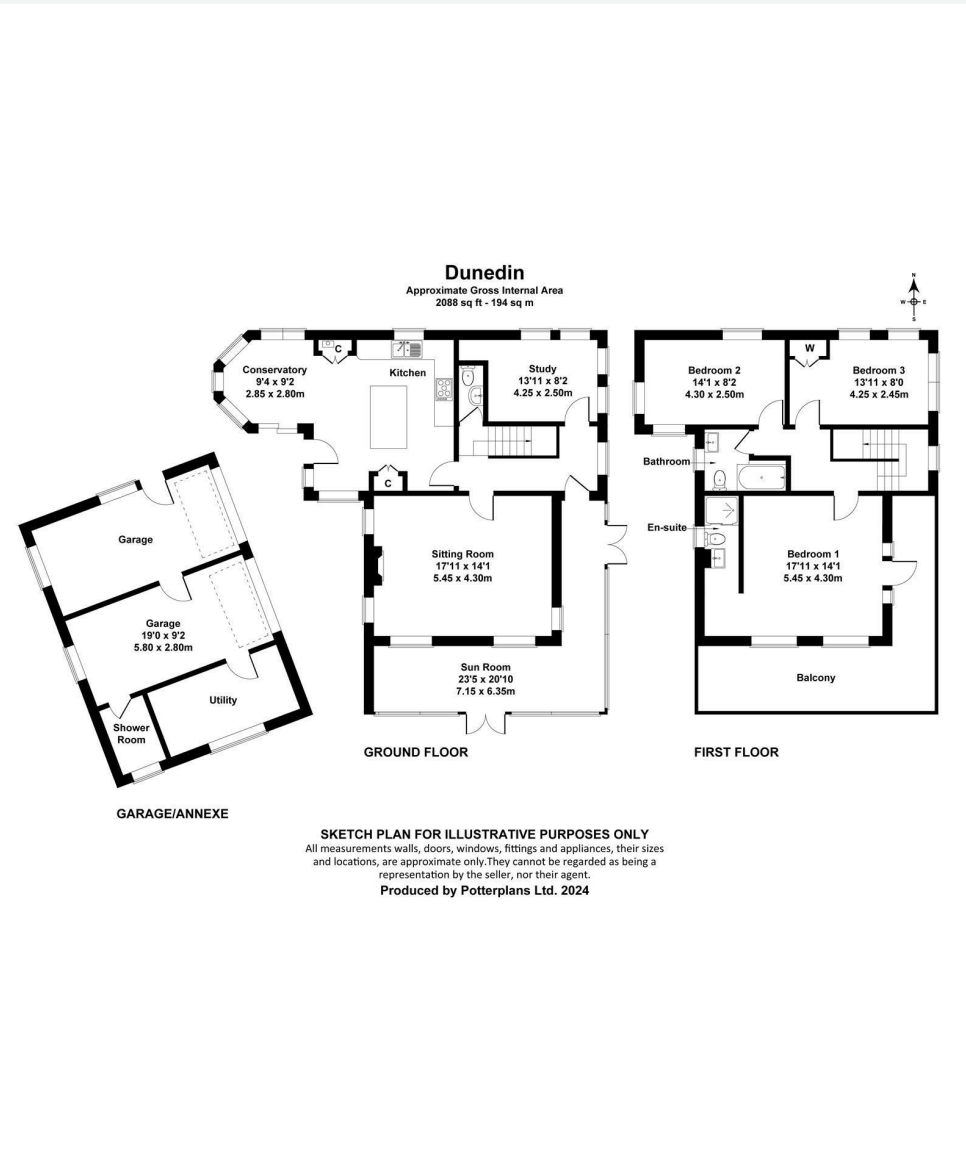
The property is offered freehold.

#### Miscellaneous

The roof of the property was replaced in 2010, whilst there is a new gas fired boiler in the house and the garage/annexe was added in 2012. The house is currently insured for all risks.

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





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