

SPENCE WILLARD



Fezziwig, Luccombe Road, Shanklin, Isle of Wight, PO37 6RR

# *A substantial family home set within its own private gardens with gated driveway, double garage and views over Shanklin.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Constructed in the late 1990s this impressive home has distinctive brick herringbone formation with timber at upper levels with a clay tile roof and leaded uPVC double glazing throughout. The covered porchway and block paved driveway make for a particularly appealing entrance, whilst gardens wrap around the property including a terrace on the western elevation. The accommodation is well proportioned and substantial, extending to four bedrooms and five bathrooms in addition to a grand dining room, sitting room, large library/study and a family kitchen.

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 beneath a covered veranda rise to a wide composite door with sidelights.

#### Grand Hallway

This spacious entrance lobby has a feature hand carved staircase rising into vaulted ceilings and a galleried landing. There is plenty of space for hanging coats or a small seating area.

#### Cloakroom/W.C.

With pedestal wash basin and W.C.

#### Sitting Room

A superb dual aspect reception room with carpeted floors and a deep bay window overlooking the gardens. There is a central remote operated gas fire with iron surround.

#### Dining Room

Semi-open plan to sitting room, this is a room of excellent proportions with deep bay window overlooking the gardens with distant glimpses of the sea and Culver Down. There are double doors to the patio along with chandelier and wall lighting.

#### Study/Library

This substantial room provides an ideal home office with plenty of book shelving on one wall and telephone and plug sockets situated in the floor for a desk.

#### Kitchen

A well appointed kitchen boasting a range of traditional shaker style under-counter and wall-mounted storage units with tiled splashbacks and a view of the gardens to the west. Tiled floors, under-counter lighting and space and plumbing for a large range cooker with extractor over. There is an integrated Diplomat dishwasher, 1.5 bowl composite sink with mixer tap over and integrated fridge/freezer.

#### Utility Room

With a further range of under-counter and wall-mounted storage units with 1.5 bowl composite sink and space and plumbing for washing machine, dishwasher and ancillary fridge/freezer. Wall mounted gas boiler and shelving for a microwave.

#### Integrated Garage

A vast garage space with high ceilings and shelving. A painted concrete floor, power, lighting and twin automated up and over doors make this a brilliant storage or work space.

#### First Floor

A grand staircase sweeps to a light filled galleried landing with ornate chandelier offering plenty of space for a sitting area, play space or study. The first floor comprises four luxurious double bedrooms, each with a view of the gardens and an ensuite shower/bathroom. Bedroom 1 has built in wardrobe space and glimpses through trees to the sea. Bedroom 2 is a large double bedroom with views in a northerly aspect over Shanklin and bedroom 3 and 4 both have ensuite shower rooms and are connected to each other through double doors making a particularly versatile arrangement. There is also a large family bathroom.

#### Outside

Fezziwig sits in a private position with mature boundaries of Laurell, Bay and Holly with Olive and Mimosa and a range of colourful herbaceous plants. The gardens wrap around the property with access to a large raised terrace with westerly aspect, but otherwise is largely laid to lawn. There is a raised Carp pond with pump and filtration system given shelter by a splendid palm in one corner. The house is accessed through tall wrought iron gates between brick pillars, where a substantial pavia driveway provides parking for several cars in front of the integrated double garage.

#### Services

Mains electricity, drainage and water, heating is provided via gas fired boiler located in the utility room and delivered via radiators.

#### EPC

Rating C

#### Postcode

PO37 6RR

#### Council Tax

G

#### Tenure

The property is offered freehold.

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



**Fezziwig, Luccombe Road, Shanklin, PO37 6RR**  
 Total area approx: 297.9 sq. metres (3206.4 sq. feet)



SKETCH FOR ILLUSTRATIVE PURPOSES ONLY! All measurements, walls, doors, windows, sofas, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture items may not reflect the actual design/interior. Plans produced by: Spence Willard Property Solutions Limited www.spencewillard.co.uk. Plans produced using Planity.



[SPENCEWILLARD.CO.UK](http://SPENCEWILLARD.CO.UK)

**Important Notice**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.