

# SPENCE WILLARD



2 Hillerdale, Wrax Road, Brading, Sandown, Isle of Wight, PO36 0DD

*Comprehensively refurbished and enjoying far reaching views, this beautiful Victorian period building now provides a comfortable and recently renovated three bedroom family home.*

VIEWING

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



Construction of this charming building in island stone and brick dates back to approximately 1875 and is believed to have originally included one of the villages schoolhouses. Now offering three bedrooms of light, spacious accommodation with high ceilings, period skirting boards, architraves and a sweeping staircase, in addition to a modern kitchen, bathroom and a sunny enclosed rear garden extending to the west. With new landscaped, driveway there is off-road parking to the front, a large store at the foot of the rear garden and there are impressive views of surrounding countryside and toward Bembridge Harbour making this well appointed semi-detached home an excellent package all around.

The town of Brading is charming 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**

**Entrance**

Side path leads to the front door which has painted solid timber door and stained glass inset.

**Hallway**

Understair area with plenty of wall space for hanging coats with cupboard housing electric consumer unit.

**Sitting Room**

An attractive room with generous proportions and large bay window overlooking the front. Deep original skirting board and log burning stove sat within a fireplace with stone hearth and timber mantle.

**Dining Room**

With dual aspect windows and sliding doors giving views down the rear garden, this is an ideal space for dining or a living area.

**Kitchen**

A modern kitchen boasting a full range of under-counter and wall-mounted storage units incorporating 1.5 bowl stainless steel sink with mixer tap over, integrated dishwasher, oven with Cook and Lewis four ring induction hob with extractor hood over. There is space and plumbing for a washing machine and tumble dryer and fridge/freezer.

#### Family Bathroom

With a new suite consisting of 'P' shaped bath with shower over, heated towel rail, vanity unit wash basin and W.C.

#### First Floor

Original staircase with hand carved banister rises to a half landing with window overlooking the side aspect and unexpected views of Bembridge Harbour. The first floor comprises three good sized double bedrooms, one of which is located in its own wing. The two rear bedrooms have views to the trees on Nunwell Down behind, whilst the principal room has equivalent generous dimensions to the sitting room and enjoys the best views over IWNL (Isle of Wight National Landscape, formerly AONB) including Culver Down and Bembridge Harbour in an easterly direction. Skirting boards and architraves are stripped back to the wood and varnished and there is a cosmetic fireplace with a coloured pattern tile inset, making a nice feature. Bedroom 3 is situated in its own separate wing and benefits from its own W.C.

#### Outside

Landscaped to the front of the property is a concrete driveway with ample space for parking and to the rear is an enclosed garden with paved terrace achieving a westerly aspect, ideal for outdoor dining and entertaining. Raised vegetable planters, a brick-built BBQ stand and large palm exist along the northern boundary, whilst there is a large timber store at the rear providing extensive storage or a workshop.

#### Services

Mains electricity, water and drainage, heating is provided by gas fired Glowworm wall-mounted boiler located in the kitchen and delivered via radiators.

#### Miscellaneous

Wrax Road is a quiet shared unadopted road where there is a right of way given to each resident.

#### Tenure

The property is offered Freehold.

#### Council Tax

Band C

#### EPC Rating

Rating D

#### Postcode

PO36 0DD

#### Viewings

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



## 2 Hillerdale

Approximate Gross Internal Area  
1227 sq ft - 114 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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