

SPENCE WILLARD



Sandylands, Alverstone Road, Queen Bower, Sandown, Isle of Wight, PO36 0HD

Set amongst stunning countryside with far reaching views, this substantial family home offers extensive garden, outbuildings, and a separate double garage.

VIEWING

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



Sandylands was constructed in approximately 1939 and has been within the same family's ownership for the last 50 years. Situated in an idyllic spot with gardens extending towards grazing fields and enjoying far-reaching views towards Culver Down and Sandown Bay. With pebble dash render elevations, red brick quoins and a large driveway with a separate double garage, there is plenty of off-road parking, outbuildings and excellent gardens. Internally the house has wonderful character with picture rails, fireplaces and generous sized reception rooms with bay windows enjoying the rural outlook. The dual aspect sitting room has a balcony enjoying a view to Culver Down while the kitchen, extended by the current owner, is open plan to the dining room with a separate playroom/tv room to one side. There are 3 bedrooms and 2 bathrooms, one of which being ensuite on the first floor and a range of outbuildings together with plenty of space offer scope for extension or further development, subject to achieving the necessary planning consents and approvals. The house has been maintained with uPVC bedroom windows replaced in recent years as well as recently installed solar roof panels, battery storage and a car charger point but there is scope for modernisation throughout.

Sandylands is uniquely situated amidst wonderful countryside in an Area of Outstanding Natural Beauty adjacent to a bridle path with direct access to lovely country walks and close proximity to cycle paths which cross the Island. There is a nature reserve nearby housing a popular red squirrel hide. Alverstone 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 and Sandown Bay Academy 2 miles away.

Accommodation

Ground Floor

Entrance

Stained glass uPVC door beneath a storm porch with arched red brick doorway.

Family Room

With bay window overlooking the front aspect and stone fireplace with wood burning stove inset.

Sitting Room

A large 'L' shaped room with dual aspect windows overlooking surrounding countryside including a balcony with views to Culver Down. Fireplace with a large log burning stove, with back boiler, picture rails, and there is a small office overlooking the front aspect.

Kitchen

A modern range of under-counter and wall-mounted storage units with a composite stone work-top and a range cooker with extractor hood over. Space and plumbing for fridge, dishwasher and plenty of deep larder and crockery cupboards. Small porch with electric consumer unit, space for a fridge and separate W.C.

Utility Room/Shower Room

Shower and space and plumbing for a stacked washing machine and tumble dryer. An additional sink with immersion heated hot water tap over.

Dining Room
With glazed fronted shelved dresser and garden outlook.

First Floor
Stairs rise to a light filled galleried landing with hatch accessing a large loft space. The first floor comprises of 3 double bedrooms in addition to a family bathroom. Two of the bedrooms have built in wardrobe storage and one has a shower and sink as well as triple aspect far reaching views over surrounding fields including the picturesque Queen Bowe to the west.

Outside
Accessed via five bar gate within a brick wall and pillars, there is a large block paved and tarmacadam driveway with parking for several cars. The gardens offer a beautiful back-drop to the house with mature boundaries and glorious views from this elevated rural position. There is a large patio on the southern aspect, ideal for outdoor dining and entertaining in addition to various stores and outbuildings including a block-built workshop with power and lighting. Also a raised fishpond with pump and filtration, greenhouse and summer house. The gardens are planted with a range of herbaceous shrubs with mature boundaries on each side and from everywhere wonderful views are enjoyed.

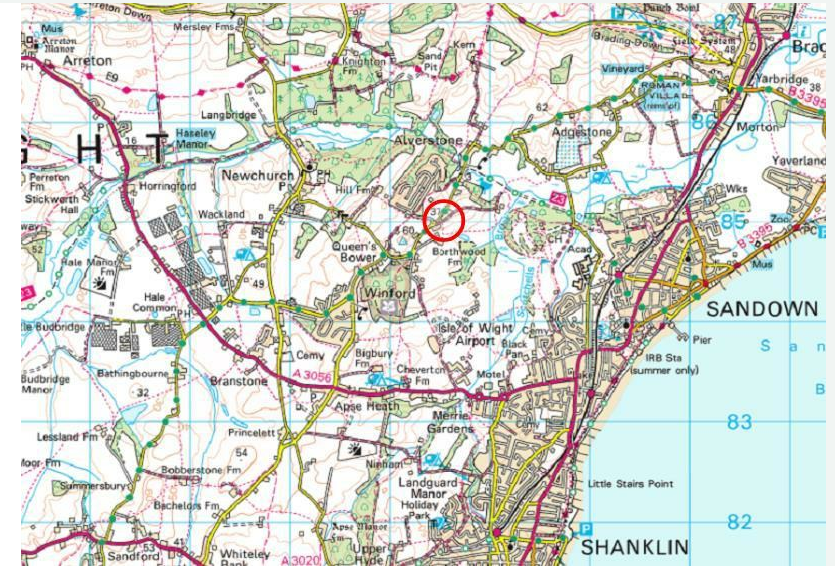
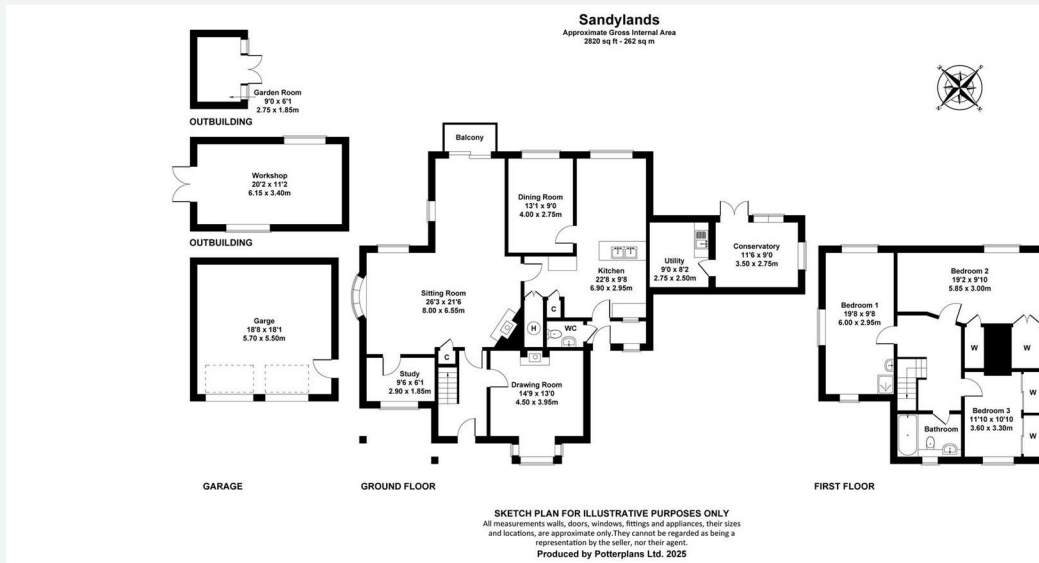
Garage
A large double garage with pitched roof and automatic up and over doors is situated to the side of the house and could be converted or extended to provide additional accommodation (subject to necessary planning consents and approvals.) Large loft space with ladder. Solar panels, storage battery and car charger.

Miscellaneous
Planning permission for a plot
The current owner investigated dividing the plot for an additional dwelling on the site of the garage with a positive pre planning application which could be progressed by any buyer.

Services
Mains electricity, water and a septic tank drainage. Heating is provided by wall-mounted electric night storage heaters and supplemented by wood burning stoves. Water is heated via back boiler on the main log burner with an auxiliary immersion tank as required. There are solar panels fitted to the roof of the garage with an electric car charger plus battery storage.

EPC Rating: D
Council Tax Band: D
Tenure: The property is offered Freehold
Postcode: PO36 0HD
Viewings: All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





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.