

# SPENCE WILLARD



Wentworth, Shanklin Road, Sandford, Ventnor, Isle of Wight, PO38 3AJ



*In a beautiful rural setting overlooking countryside and to downland in the south this substantial property sits within its own landscaped gardens with a large driveway and two detached garages.*

VIEWING

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



Wentworth is a particularly large two bedroom bungalow in a semi-rural position on Shanklin Road and with attractive rural outlook. Bordering onto farmland, it was formerly a home for the local farm owner and has not before been available on the open market. The bungalow offers exceedingly generous proportions with a large hallway and sitting room, 2 good sized double bedrooms and is well maintained with modern boiler, well appointed décor and uPVC windows throughout. There is plenty of off road parking and garaging as well as gardens which are mature and enjoy pleasant rural views.

The property benefits from a highly convenient location, just to the east of the village of Godshill, a picture postcard village with pretty thatched cottages, picturesque shops, cafes and pubs. The coastal town of Ventnor with a range of restaurants is about 3.5 miles to the south whilst Newport, Ryde including the car ferry terminal of Fishbourne are all within 20 minutes by car. An extensive range of footpaths and country walks can be accessed nearby the property.

**Accommodation**

**Entrance**

Storm porch over uPVC door with sidelight.

**Hallway**

A particularly wide hallway with hatch accessing loft. Airing cupboard with pine shelving, wall mounted boiler and a deep cloakroom cupboard.

**Sitting Room**

A large dual aspect room with remote controlled gas fire on a composite stone, mantle and hearth.

**Sunroom**

A dual aspect room with southerly aspect enjoying views over fields in the south and to Obelisk Monument on Appledurcombe downs.

**Kitchen/Dining Room**

A particularly large room, ideal for a family and entertaining, enjoying stunning views to the east and south. Dual aspect windows and kitchen incorporating a range of under counter storage units, 1.5 bowl stainless steel sink and mixer tap over. Range cooker with extractor over. Tiled splashbacks integrated fridge/freezer, dishwasher and pull out larder door.

**Utility Room**

Tiled floors, worktop, butler sink and space and plumbing for stacked washing machine and tumble dryer. Separate W.C with pedestal wash basin.



#### Bedroom 1

A good-sized dual aspect double bedroom and ensuite with shower, vanity wash basin, electric towel rail, W.C. tiled walls and floors.

#### Bedroom 2

A good sized double with glorious views towards Brading Downs and over neighboring fields.

#### Bathroom

With tiled walls, floors and panelled bath with shower over, vanity unit washbasin, dual fuel heated towel rail and W.C.

#### Outside

Wentworth sits well back from the road behind a mature Griselinia hedge with driveway accessed via a five-bar gate extending along the side and to parking at the rear of the bungalow. Gardens are landscaped with low maintenance borders comprising herbaceous shrubs and a range of colour with a line of silver birch trees along the eastern boundary overlooking the neighboring field. To the rear of the garden is a greenhouse and a range of beds with mature hedging on the northern boundary.

#### Garaging

There are two detached garages, one of which is oversized (4 x 5m) both with up and over automatic panelled doors and pitched roof, providing additional storage.

#### Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler, located in the airing cupboard in the hallway and delivered via radiators.

#### Tenure

The property is offered freehold.

#### Council Tax

Band D

#### EPC

Rating C

#### Postcode

PO38 3AJ

#### Viewings

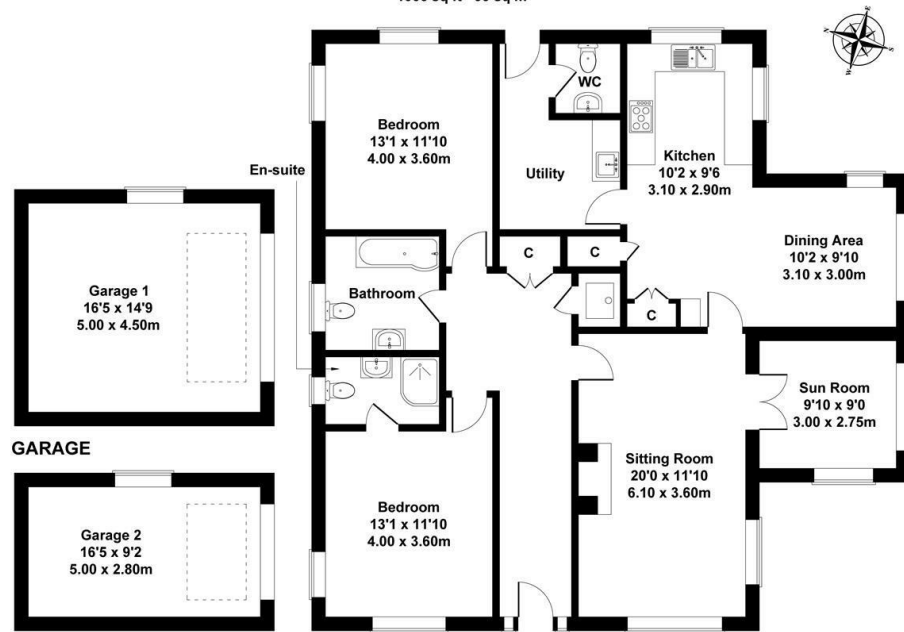
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## Wentworth, Shanklin Road, Sandford, Ventnor PO38 3AJ

Approximate Gross Internal Area  
1066 sq ft - 99 sq m



GARAGE

GARAGE

### 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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