

SPENCE WILLARD



8 Oaklands Close, Fishbourne, Isle of Wight

A delightful three bedroom family home securely situated on a generous plot at the end of a quiet-cul-de-sac, in a highly popular and desirable location

VIEWING:

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Away from the main road within this partly wooded area. Stunning views across local farmland, owned by Quarr Abbey and with far-reaching views out across The Solent. The property offers spacious light accommodation with oak flooring in most rooms and benefitting from a generous proportioned conservatory.

The property would suit a variety of people including those with a need to maintain mainland links with the Wightlink ferry terminal approximately 15 minutes' walk away.

There are a number of great walks including along the nearby Coastal path. Nearby, Wootton Bridge has a range of local shops, pubs, a restaurant, takeaways and the Lakeside Spa, as well as mooring facilities on Wootton Creek. In Fishbourne there is the Royal Victoria Yacht Club, a pub as well as the car ferry service to Portsmouth. The nearby seaside town of Ryde has a wider range of shops and restaurants as well as fast passenger ferry services to Portsmouth and Southsea.

ACCOMODATION

ENTRANCE HALL With coats cupboard. Access to ground floor cloakroom, additional storage cupboard housing Johnson & Starley warm air heating system.

CLOAKROOM WC, wash basin with under sink storage

KITCHEN/BREAKFAST ROOM Fitted with a range of wall and base units with worksurfaces over. Integral oven and hob, sink unit and space for an undercounter fridge. Tiled splashback. Small breakfast bar with seating. Walk-in larder providing ample storage.

SITTING ROOM & DINING AREA A light, dual aspect room with large bay window providing a glorious outlook over the garden. There is an ample size dining area with space to comfortably sit up to eight people. French doors open to the:



CONSERVATORY Spacious north facing conservatory with stunning views over local farmland and coastal views of the Solent. Heat reflective roof, sliding doors onto the garden and patio.

FIRST FLOOR

LANDING A spacious landing with views overlooking the front of the property. Access to loft space (mainly boarded, with power and pull down ladder).

BEDROOM 1 A good sized double bedroom with built-in wardrobes and overhead additional storage. Separate airing cupboard housing hot water cylinder. Views of the front garden.

BEDROOM 2 A double bedroom with exceptional views over local farmland and Solent views.

BEDROOM 3 A further double bedroom with garden, farmland, and coastal views.

SHOWER ROOM Recently modernised spacious shower room tiled throughout with wash basin and WC.

GARAGE With electric up-and-over door, as well as pedestrian door via the workshop/utility area. Power and lighting, additional overhead storage. Access through to a **WORKSHOP/UTILITY** area with space and plumbing for a washing machine.

OUTSIDE A block paved driveway for three cars is surrounded by mature trees providing a picturesque setting. The front garden is predominantly laid to lawn and bordered by mature bushes. Side gated access to the rear garden with large lawned area, mature fruit trees and shrubs. Patio area with ample seating. Additional side access for boat trailer or caravan storage. **GARDEN SHED** situated to the corner of the rear garden.

SERVICES Mains water, gas, electricity, and drainage. Gas fired warm air central heating.

POSTCODE PO33 4HJ

DIRECTIONS From Ryde, proceed along Elenors Grove towards Wootton Creek. Oaklands Close is on your right approximately 100m before you reach the traffic lights turning to Fishbourne Lane.

TENURE Freehold

EPC Rating D

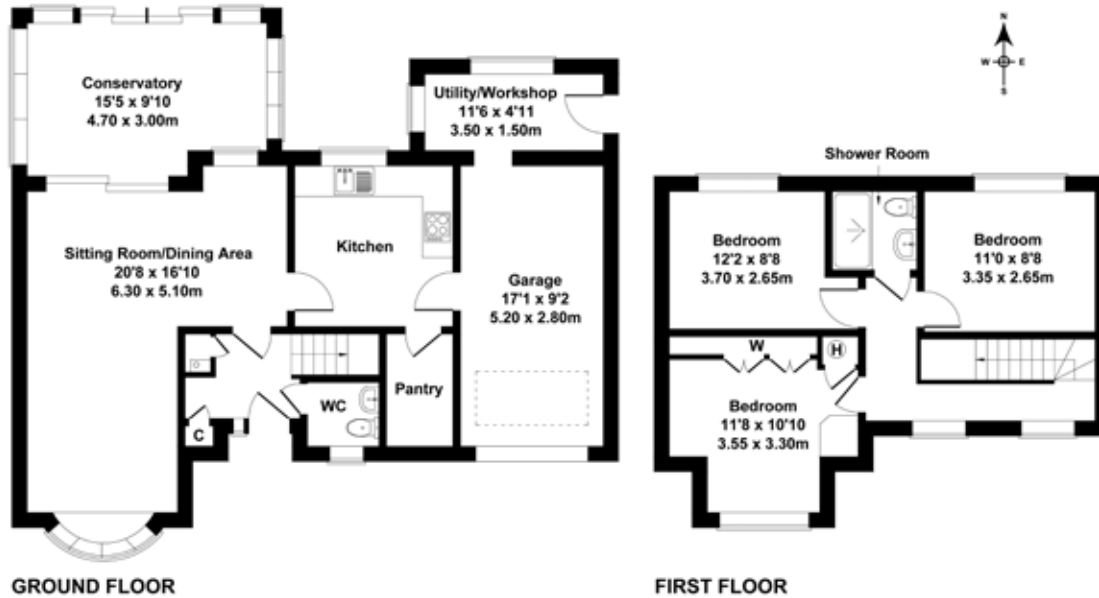
COUNCIL TAX Band E

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



8 Oaklands Close, Fishbourne, PO33 4HJ

Approximate Gross Internal Area
1367 sq ft - 127 sq m



GROUND FLOOR

FIRST FLOOR

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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