

SPENCE WILLARD



11 Spring Gardens, Bonchurch, Isle of Wight

A five bedroom Victorian residence occupying a stunning, elevated position with unobstructed sea views

VIEWING:

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Situated in Spring Gardens, a popular quiet residential cul-de-sac and located in the sought after village of Bonchurch. Traditionally built of stone and decorative brick panelling with panoramic southerly facing views. Accommodation is based over three floors displaying many original Victorian features from ornate decorative coving to wonderful spacious reception rooms and bedrooms. The principal rooms face south with good ceiling heights and large windows providing a lovely light feel allowing an abundance of natural light to flood the space as well as an attractive outlook over the gardens. The gardens themselves offer a variety of seating areas and viewing platforms. Boasting ample parking and storage facilities

Situated near the centre of Bonchurch village, with easy access to both country and coastal walks, a comfortable 10-minute walk to the beach and popular bays in either direction, Monks Bay or Wheelers Bay. Bonchurch gained popularity in the Victorian era due to its coastal location with fresh, clean air and desirable micro-climate, and has continued to be popular ever since with beautiful architecture and scenic views. The neighbouring town of Ventnor has an array of popular, independent shops, restaurants, bars, doctor's surgery and a popular fish market.



ACCOMMODATION

GROUND FLOOR

PORCH & ENTRANCE HALLWAY Spacious, well-lit hallway with access to all the principal reception rooms. Wide tread sweeping staircase to the first and second floors. Ample hanging space with additional understairs storage

SITTING ROOM Large stunning family room, with access through to a study. Views onto the front garden. Substantial fireplace with wood burning stove. A light and spacious room.

STUDY Dual aspect with views out onto the garden with flexible use.

DINING ROOM A good sized dining room comfortably seating 6 to 8 people. Large windows with views over the garden. Oak flooring and built in wood burning stove.



KITCHEN Traditional style kitchen with gas fired AGA and fully tiled floor. Ample space for either freestanding or wall mounted units Access through to the utility room.

UTILITY/LAUNDRY ROOM With space and plumbing for washing machine, dishwasher and dryer. Ample storage facilities. Views over the patio garden and rear door access

SHOWER ROOM Fully tiled room with large walk-in shower unit. Wash hand basin and WC.

FIRST FLOOR

LANDING Spacious landing with stairs to second floor and doors to:

BEDROOM 1 Large double bedroom with stunning coastal views. The room is currently set up as a hobby room/library with an abundance of wall mounted shelving.

BEDROOM TWO Double bedroom with ample space for free standing wardrobes, with views over the garden

FAMILY BATHROOM Spacious family bathroom with fitted shower enclosure, WC and wash hand basin. Half panelled walls, storage facilities and airing cupboard. Loft access. Existing plumbing is still available for bath unit if desired.

SECOND FLOOR

LANDING Light and airy landing with Velux window

BEDROOM THREE Good size south facing large double bedroom with stunning views over the local coastline and sea.

BEDROOM FOUR Double bedroom with views over the garden, ample room for free standing wardrobes

BEDROOM FIVE Good size double bedroom with room for fitted or free-standing wardrobes. The room is currently set up as a hobbies room.

WC Separate WC situated off the landing.

OUTSIDE

PARKING Directly opposite the property there are 3 private parking spaces with large shed/workshop. Property is accessed via private driveway with additional parking available.

GARDENS Extensive sandstone patio area bordering two sides of the property providing a secluded spot to enjoy al-fresco dining with friends and family. Galvanised stairs to upper terrace which extends approximately 15 ft backing onto open fields owned by the local church. Front garden with an assortment of mature shrubs and hedging

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

EPC Rating E

COUNCIL TAX Band D

TENURE Freehold

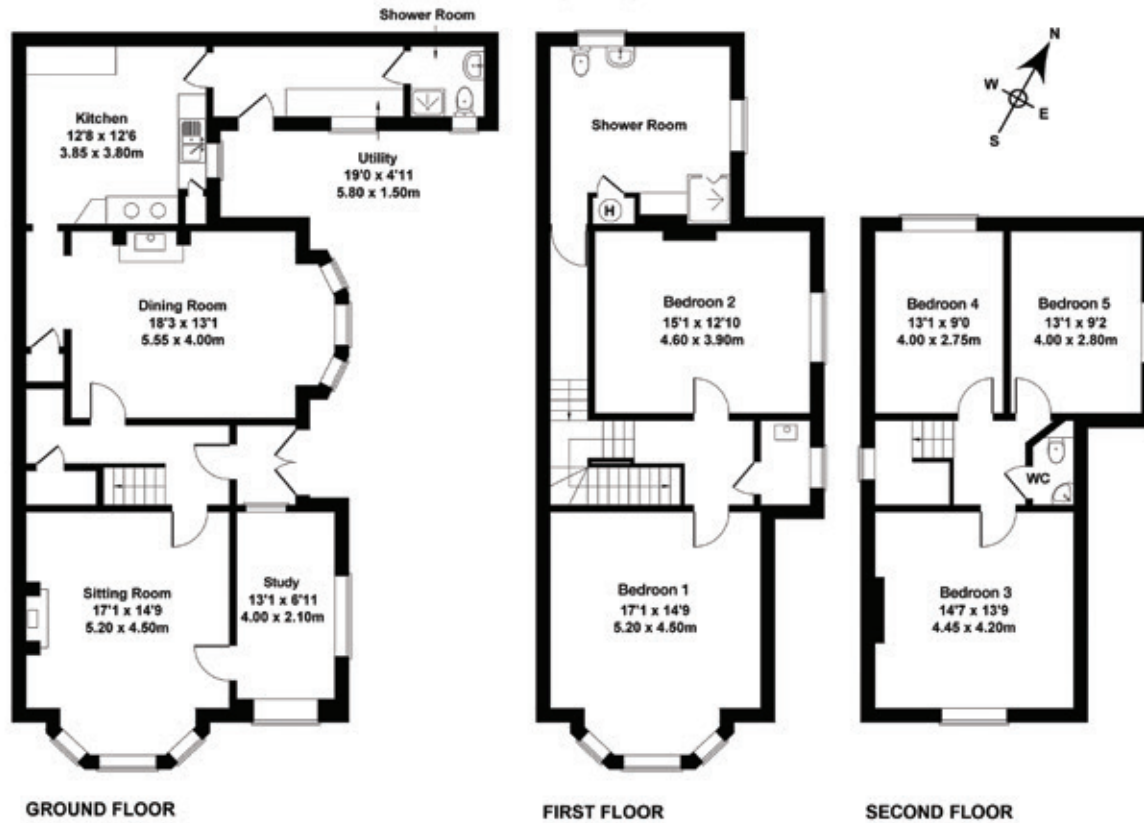
POSTCODE PO38 1QX

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



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Approximate Gross Internal Area
2250 sq ft - 209 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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