

SPENCE WILLARD



Box Cottage, Southdown Lane, Chale, Isle of Wight

Occupying an idyllic setting with stunning panoramic coastal views, a characterful period cottage benefitting from recent extension and modernisation

VIEWING:

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Situated just under half a mile from the south-western coast on a quiet country lane, the cottage's elevated position provides sensational south-westerly views over the surrounding countryside and across to the English Channel. There is access to the network of footpaths that lead through the surrounding countryside and to the dramatic coastal path giving access to beaches such as Whale Chine. The property is around a mile from the village of Chale with its pub and some 3 miles from Niton, with a village store, two public houses, village school, pharmacy, post office with a café bar and seasonal café at Castlehaven Bay.

Exuding period charm and character including flagstone flooring and exposed timber beams, the current owners have extended the cottage to create a superb new kitchen/dining room with large windows and double-glazed doors which make the most of the views and have also added an en-suite bathroom to the main bedroom. Various other refinements result in a comfortable, characterful home. Gardens extend to the rear of the property to approximately 0.35 acres and there is also a double garage/ workshop.

ACCOMMODATION

Oak front door to **ENTRANCE PORCH** with bench seating and coat hooks. Part-glazed timber door to:

ENTRANCE HALL Flagstone flooring and staircase with oak handrail to First Floor.

SITTING ROOM A characterful, dual aspect room with a southerly outlook as well as west facing windows to either side of the chimney that provide distant coastal views. Brick fireplace with beam over housing wood burning stove, beamed ceiling.

DINING ROOM A nicely proportioned room with a southerly outlook over the garden.





STUDY/BEDROOM 4 A versatile further reception room overlooking the garden.

KITCHEN/DINING ROOM A superb triple aspect room with windows across the western elevation to capture the panoramic views. Large sliding glazed doors open to a terrace to the rear elevation with an outlook over the garden and downland beyond. With tiled flooring throughout, there is a good range of built-in base and wall cupboards with worksurfaces and inset sink unit. Integral appliances include a double oven, four-ring hob with extractor over and space for a fridge and dishwasher.

UTILITY ROOM Sink unit, space for washing machine and drier, heated towel rail, shelving and part-glazed door to garden.

CLOAKROOM WC and washbasin.

FIRST FLOOR

LANDING Airing cupboard and coastal views.

BEDROOM 1 A dual aspect double bedroom with superb southerly and westerly coastal views. Built-in cupboards.

BATHROOM EN-SUITE Recently installed including a large walk-in shower, double-end bath, washbasin, WC. Westerly views.

SHOWER ROOM Shower, washbasin, bidet and WC. Wooden panelled partially sloped ceiling.

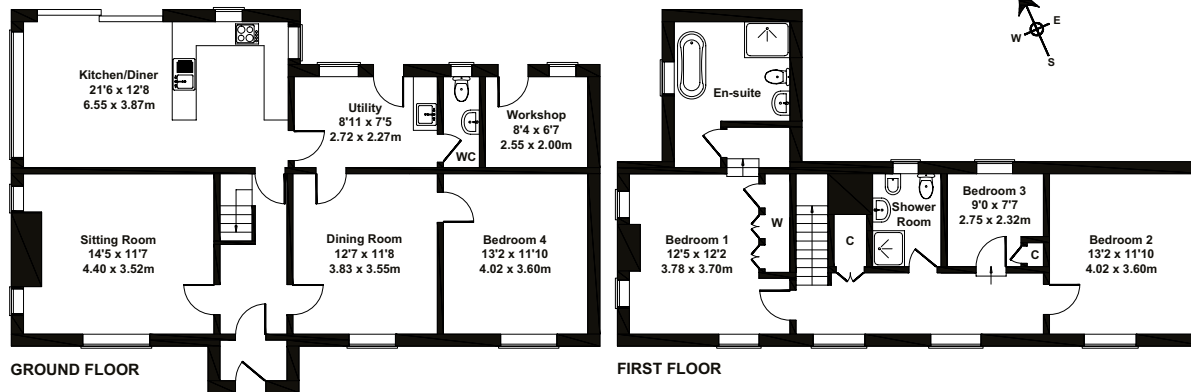
BEDROOM 3 A double bedroom with an outlook over the rear garden.

BEDROOM 2 A dual aspect double bedroom with coastal views.



Box Cottage, Southdown Lane, Chale, PO38

Approximate Gross Internal Area
1808 sq ft - 168 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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BOILER ROOM Accessed from the rear of the house is a useful boiler room/workshop housing an oil-fired boiler.

OUTSIDE

A five-bar gate set in a stone wall opens to a driveway and parking area to the front of the substantial **DOUBLE GARAGE** which has twin up and over doors, a high vaulted ceiling and mezzanine storage area. Power and lighting.

There is a small lawned garden to the front of the cottage whilst to the rear, there is a largely lawned garden from which the views can be enjoyed with a timber summer house to the far end making an ideal vantage point for sunsets.

SERVICES Mains electricity, water and oil-fired central heating. Private drainage.

EPC Rating E

TENURE Freehold

COUNCIL TAX Band F

POSTCODE PO38 2LJ

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

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