

SPENCE WILLARD



High Ridge, Seven Sisters Road, St Lawrence, Isle of Wight

Occupying an elevated position with superb southerly sea views, a two-bedroom bungalow with light accommodation and attractive garden

VIEWING:

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High Ridge benefits from a superb position providing excellent southerly sea views from most rooms. The property has an extensive south facing terrace from which the panoramic outlook across the English Channel can be enjoyed. In addition, there is an attractive sheltered garden to the front of the bungalow as well as a driveway. The bungalow provides particularly light accommodation with large windows that make the most of the outlook to the front and rear. UPVC double glazed windows are featured throughout, and the largely glazed garden room was replaced around five years ago.

Situated within the popular coastal village of St Lawrence with its grocery shop and Post Office, the property also benefits from its proximity to superb coastal walks with numerous attractive bays and coves. Nearby Ventnor with its various amenities that include an array of independent shops and eateries and a superb beach. The area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby.

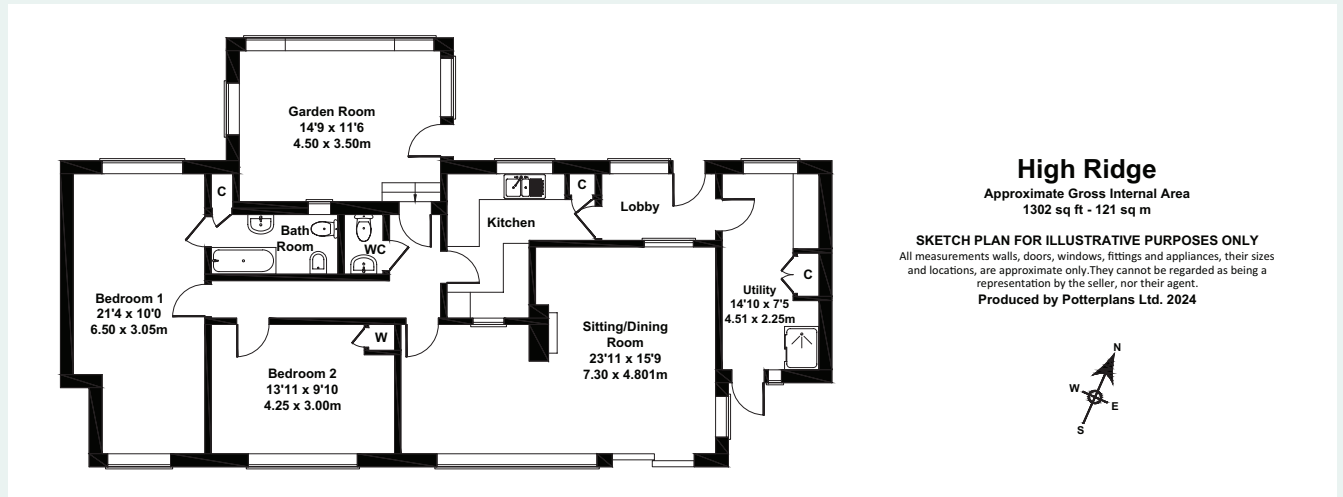
ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY With part glazed door and windows overlooking the front garden, tiled flooring.

KITCHEN Fitted with a modern kitchen with a good range of base and wall cupboards and Silestone worksurfaces. There are a range of integral appliances including fridge, dishwasher and freestanding Zanussi electric oven with extractor over. There are views over the front garden and the wooded rock formations beyond. A large serving hatch to the dining area also provides sea views.

INNER HALL Access to partly boarded loft.



CLOAKROOM Washbasin and WC.

LIVING ROOM An L-shaped room with a large window and sliding glazed doors to the southern elevation providing sensational sea views and access to the terrace. This particularly light room has ample space for seating and dining with a gas fire set within a stone surround.

GARDEN ROOM A more recent addition to the house, built around 5 years ago formed of a UPVC framed and double glazed structure on the northern side of the house, with an attractive outlook over the garden and the wooded backdrop.

BEDROOM 1 A large dual aspect double bedroom with views both to the rear over the English Channel and to the front over the garden. A particularly good-sized room with space for a seating area.

BATHROOM EN-SUITE Bath, WC, bidet, washbasin and heated towel rail. Tiled throughout and with an airing cupboard.

BEDROOM 2 A good-sized double bedroom with a large window providing superb sea views.

UTILITY ROOM Accessed from both the entrance lobby and rear elevation, fitted with a range of cupboards, worksurfaces and space for a washing machine and dryer. Shower.

OUTSIDE

A tarmac driveway provides parking for at least three cars adjacent to which is an attractive front garden comprising a lawn surrounded by well planted borders and a variety of trees including magnolia forming a delightful setting. **TIMBER SUMMER HOUSE.** Paths to either side of the house lead around to the large south facing **TERRACE** extending across the full width of the southern elevation of the property enclosed by a low stone wall from which panoramic views towards the English Channel can be enjoyed. There is a modern **TIMBER GARDEN STORE.**

SERVICES Mains water, electricity and drainage. Calor gas serving boiler and central heating.

TENURE Freehold

COUNCIL TAX Band D

EPC Rating E

POSTCODE PO36 1XA

VIEWINGS Strictly by prior arrangement with the selling agents, Spence Willard.

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