

SPENCE WILLARD



Netherdene, Undercliff Drive St. Lawrence, Ventnor, Isle of Wight, PO38 1XX



*This substantial dwelling has stunning views of the English Channel,  
along with beautifully maintained grounds of over an acre, with  
a gated entrance to a sweeping driveway and garaging*

VIEWING:

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Sat on Undercliff Drive, Netherdene occupies a unique, elevated position in St Lawrence, a desirable location within easy reach of the coastal town of Ventnor.

Built in traditional red brick, the property comprises three bedrooms and three bathrooms, one being a principal suite with dressing room and en-suite bathroom, and all principal reception rooms and bedrooms benefit from south facing sea views.

With beautifully maintained grounds of an acre, which include a variety of mature native trees and bushes, also enjoying southerly sea views, it is a gardener's delight. There are ornamental gardens set over different terraces with extensive lawns to the top and bottom levels.

Due to its positioning on the Island, the area is well known for its unique microclimate with more sunlight hours than the rest of the UK with many superb, surrounding beaches and coves. The town centre is a popular destination for eateries, bars, coastal pubs, boutique shops and parks, as well as the Botanic Garden being nearby. The renowned Ventnor Fringe is the Isle of Wight's largest mixed arts festival, with hundreds of artists travelling to showcase their work.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

**ENTRANCE PORCH** Ample space for coats and shoes.

**HALLWAY** Good size hallway leading to all the principal reception rooms with a useful storage cupboard. Stairs rising to the first floor.

**KITCHEN** A traditional style fitted kitchen with a range of base and wall units. Light and spacious with additional Velux windows. Built in high level double oven, electric hob and extractor fan above. Ample space for freestanding fridge, freezer, dishwasher and washing machine.

**REAR PORCH** Housing the boiler and with access to the garden.

**BREAKFAST ROOM** A south facing room overlooking the gardens and with views of the English Channel. Ample space for table and chairs and with access to the patio.

**DINING ROOM** A spacious room with south facing views. Ample room for dining table and chairs for eight to ten people. Ornate fireplace surround with flue.

**SITTING ROOM** This substantial, triple aspect reception room enjoys views over the south facing garden and to the English Channel beyond. Sliding doors open on to the patio area. Large brick-built open fireplace. Access through to:

**STUDY** Ample room for desk and storage, once again enjoying the wonderful views.

**SHOWER ROOM** Largely tiled with quadrant shower cubicle, wash basin set on vanity unit with storage beneath, heated towel rail, WC and illuminated, mirrored wall cabinet.

#### FIRST FLOOR

**HALF LANDING** With views over the front garden and access to the **BATHROOM** Fully tiled with bath, wash hand basin, heated towel rail.

#### LANDING

**PRINCIPAL BEDROOM SUITE** A large double bedroom with views over the garden and sea beyond. Elegant full height fitted wardrobes and dressing table with additional storage cupboards. Comfortable window seat with additional storage beneath. The room opens through to a **DRESSING ROOM** with further fitted full height wardrobes and has south facing views over the garden and to the sea.

**BATHROOM EN-SUITE** Tiled throughout and comprising a corner bath, walk in shower, wash basin set on vanity unit with storage beneath. Heated towel rail, WC and illuminated, mirrored wall cabinet. Further built-in storage.

**BEDROOM 2** A good sized double bedroom with full height fitted wardrobes and additional cupboard storage. Elegant window seat with additional storage taking in the stunning sea views.

**BEDROOM 3** Further double bedroom with full height fitted wardrobes. Additional eves storage. Sea views.

**WC** With wash hand basin.

**OUTSIDE** There is a gated entrance with extensive block paved driveway with ample off-road parking and leading to the detached DOUBLE GARAGE with electric up & over door. There is a tiered garden, with the top tier laid to lawn with a variety of mature trees and shrubs. The property sits in the centre of its plot and has a large sandstone patio area. SUMMER HOUSE situated near the rear of the property enjoys stunning sea views. Further terraced gardens lead you down to the lower level which is laid to lawn with a collection of mature cherry trees. There is also a GARDEN SHED.

**POSTCODE** PO38 1XX

**TENURE** Freehold

**COUNCIL TAX** Band G

**EPC Rating** D

**SERVICES** Mains water, electricity and drainage. Oil fired central heating.

**VIEWINGS** Strictly by prior appointment with sole selling agents, Spence Willard.





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Approximate Gross Internal Area  
2713 sq ft - 252 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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