

SPENCE WILLARD



Farmplace, Ventnor Road, Whitwell, Ventnor, Isle of Wight

# *An immaculately presented four bedroom property located in the heart of Whitwell with stunning countryside views, ample parking, double garage and well-kept gardens*

VIEWING:

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This beautifully presented four bedroom detached house set in the popular South Wight village of Whitwell, and within walking distance of the church, garage/filling station and popular public house, The White Horse Inn. Over the past year the current owner has completely refurbished and remodelled the property to a very high standard making it highly energy efficient and designed to be low maintenance. Some of the works carried out includes luxury “woodpecker” interlocking vinyl flooring throughout the ground floor accommodation, replacement windows and doors, new staircase, completely new roof covering to include new insulation, electrical system upgraded and renewed and replacement consumer unit. New oil fired heating and hot water system. New kitchen and utility room and two new bathrooms. All works completed and approved to current building regulations.

Backing onto open fields, with beautifully maintained garden and stunning local countryside and downland views. Gravelled driveway with ample off road parking and double garage. New boundary fencing.

The village of Whitwell is a picturesque village located to the south of the Island and within a few minutes’ drive of the coastal resort town of Ventnor. There are further facilities located in the neighbouring village of Niton including Norris Family Grocers and a wider range of shops and amenities in both Ventnor and Newport, the Island’s commercial centre. Surrounding the village are a network of footpaths and bridleways providing access to miles of downland and country walks affording some breathtaking scenery.

## **ACCOMMODATION**

**COVERED ENTRANCE PORCH** Through to the hallway.

**HALLWAY** Wide spacious hallway accessing all principal reception rooms and bedrooms. Large storage cupboard.

**STUDY AREA** Off the main hallway, Southwest facing with views over the front garden. Ample space for office furniture and chair, stairs to first floor.





**OPEN-PLAN KITCHEN/FAMILY ROOM** A magnificent, spacious, triple aspect reception room with large picture windows capturing stunning local countryside and downland views. Modern style kitchen with a range of matching floor and wall mounted storage units with work surface above. Sink and drainer, built in Neff four ring induction hob with large Bosch oven below. Neff extractor fan above. Integrated Miele dishwasher and space for freestanding American fridge freezer. Large central island with breakfast bar and additional storage units below. Additional soft seating area taking in the local views. Patio doors out onto the decking.

**UTILITY ROOM** Fitted tall storage unit, base unit inset with stainless steel sink and drainer. Space and plumbing for both a washing machine and dryer. WC.

**SITTING ROOM** Bright and airy dual aspect reception room with further countryside and downland views. Large sliding patio doors out onto the decking. Additional storage cupboard.

**BEDROOM 3** Spacious double bedroom with ample space for wardrobes. Southwest facing views over the front garden. Currently set up as a snug.

**BEDROOM 4** Good size double bedroom with fitted wardrobes. Light and airy with large picture windows.

**BATHROOM** Half tiled throughout, bath with overhead shower, wash basin set on vanity unit with storage beneath, heated towel rail and WC.

#### FIRST FLOOR

**LANDING** Ample room with built in storage cupboard, additional further storage. Light and airy with large Velux window above.

**BEDROOM 1** Large triple aspect double bedroom with stunning views

out over the downland area. Built in wardrobe and additional eves storage. Further space for freestanding wardrobes.

**BEDROOM 2** Dual aspect double bedroom with built in eves storage and space for additional wardrobes.

**SHOWER ROOM** Large walk-in shower with glazed screen and door. Wash basin set on vanity unit with storage beneath. Heated towel rail and WC.

#### OUTSIDE

Gated access leading to large, gravelled driveway with space for numerous cars. Double garage with additional storage. The property benefits from access via both sides of the property. Garden is predominantly laid to lawn with a mixture of native trees and mature hedging. Magnificent local views and backing onto grassland and paddocks.

**POSTCODE** PO38 2PU

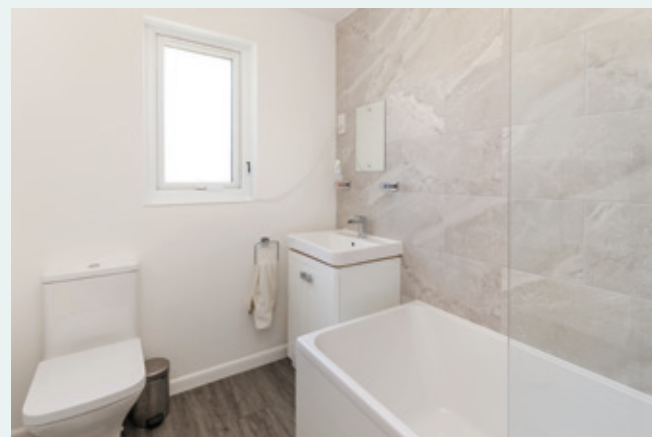
**COUNCIL TAX** Band D

**TENURE** Freehold

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

**EPC** Rating D

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



## Farm Place, Ventnor Road Whitwell, Ventnor, PO38 2PU

Approximate Gross Internal Area  
1615 sq ft - 150 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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