

SPENCE WILLARD



Beamans, Chale Street, Chale Green, Ventnor, Isle of Wight

# *Beautifully presented spacious three-bedroom detached bungalow in one acre of grounds and surrounded by stunning open countryside*

VIEWING:

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Beautifully presented, spacious three-bedroom detached bungalow, nestled in one acre of pristine grounds and surrounded by stunning open countryside, this property offers a perfect blend of comfort and nature. The bungalow provides well-balanced accommodation with ample living space, making it ideal for families or anyone seeking a serene and picturesque living environment. The expansive grounds provide plenty of room for outdoor activities, gardening, or simply enjoying the breathtaking views of the surrounding countryside. The grounds are mainly laid to lawn with flower and shrub borders, mature hedgerows and a variety of native trees, attracting an abundance of local wildlife, including red squirrels.

Situated within the Isle of Wight National Landscape (previously referred to as the Area of Outstanding Natural Beauty) Chale Green is only a short distance from the southwestern coast of the Island, a small village with good access via local footpaths and bridleways to miles of stunning surrounding downland and countryside.

The principal town of Newport with a wide array of amenities including Marks and Spencers is approximately 7 miles away, whilst the seaside town of Ventnor with a range of restaurants, fish market and popular Botanic Garden is also approximately 7 miles away. Blackgang Chine visitor attraction is under 2 miles away.

The property would suit anyone looking to live in a truly unique rural location offering an abundance of peace and tranquillity.

## **ACCOMMODATION**

**ENTRANCE PORCH** Access via sliding patio door, with views overlooking the southeast facing front garden. Through to:

**HALLWAY** Spacious entrance hall leading through to all the principal reception rooms and bedrooms. Two good size double fronted storage cupboards, one providing ample space for coats and shoes, the other





being an airing cupboard. Access to large expansive boarded attic spanning the length of the property which offers huge potential for conversion (subject to the necessary planning requirements) with power and light.

**SITTING ROOM** A well-proportioned dual aspect reception room with large bay window taking in views over the front garden. Southeast facing with working fireplace with natural stone surround.

**DINING ROOM** A good-sized double aspect room, with large patio doors allowing views over the rear garden. Hatch to kitchen.

**KITCHEN** Fully fitted kitchen with an array of base and wall mounted storage units. Work surfaces with inset stainless-steel one and a half sink and drainer. Large breakfast bar with space under for fridge etc. Appliances include a four-ring induction hob, extractor hood above, built in eye level double oven and ample space and plumbing for a dishwasher. Extensive views over the rear garden. Access through to:

**UTILITY ROOM** With access out onto the rear garden. Stainless steel sink and drainer with storage units below and wall mounted. Space for large freestanding fridge freezer. Plumbing and space for washing machine. Double fronted cupboard providing ample storage space, with power and vent for tumble drier.

**WC** With wash basin set on vanity unit with storage beneath and further built-in storage facilities.

**BEDROOM ONE** Good size double bedroom enjoying stunning views over the west facing rear garden and local countryside beyond. Built in full height fitted wardrobes, bedside units, dressing table, tallboy and cupboard.

**SHOWER ROOM EN-SUITE** Tiled throughout and comprising a walk-in shower with glass sliding doors, wash hand basin set on vanity unit with storage beneath. Heated towel rail, WC and 2 mirrored wall cabinets.

**BEDROOM TWO** Southeast facing double bedroom with further full height fitted wardrobes and drawer storage unit, with views of the garden.

**BEDROOM THREE** Southeast facing double bedroom with views out over the garden. Ample room for wardrobes. Currently used as a study.

**BATHROOM** Tiled throughout and comprising bath with overhead shower, glass mounted panel. Wash hand basin set on vanity unit with storage beneath. Heated towel rail, WC and mirrored wall cabinet.

**OFFICE/POTENTIAL BEDROOM 4** Currently used as a work room. With further views out over the west facing garden.

**REAR LOBBY** Glass panelled roof with sliding door out onto the garden. Ample storage facilities for coats and boots. Additional wash hand basin.

**DOUBLE GARAGE** With remote controlled electric roller doors. Ample storage facilities and access to boarded loft area with power, light and additional storage facilities. Separate WC, ideal when working in the garden.

## OUTSIDE

Set back off the road, the property benefits from a large, gravelled driveway providing ample off-road parking for multiple cars. The beautifully maintained grounds and gardens extend to one acre with a wide variety of both native trees, mature bushes and shrubs. The gardens are mainly laid to lawn, with two large patio areas with a 3-tier fountain and outside power and lighting. Lushington's built summer house. Tree bench. Two large sheds (one with light and power), three greenhouses and gated vegetable or fruit cage garden with built in water irrigation, which is also provided in the borders. The garden also has a disused and capped brick lined well. Nearby, in the far corner of the garden, is a remnant of the original 18th century Beman's Cottage. The gardens take in stunning local scenery with direct access out onto the fields and countryside beyond, ideal for walks with the family and pets.

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

**EPC** Rating D

**COUNCIL TAX** Band F

**TENURE** Freehold

**POSTCODE** PO38 2JQ

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

# Beamans, Chale Street, Chale Green, Ventnor, Isle of Wight, PO38 2JQ

Approximate Gross Internal Area  
2217 sq ft - 206 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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