



CHRIS COTTAGE QUARR HILL

QUARR, PO33 4EH

£565,000
FREEHOLD

A beautifully presented 3 double bedroom , 3 bathroom detached bungalow . Gas central heating with thermostatical controls. Double glazed with coving throughout. Sitting on a quarter acre plot, with large patio, 2 greenhouses, summer house and courtyard garden. View of the Spinnaker Tower. Fully walled and hedged plot. Situated near ancient walkways leading to Quarr Abbey, The Fishbourne Inn and Binstead beach. Offered as CHAIN FREE.

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CHRIS COTTAGE QUARR HILL

- Large 3 bedroom detached bungalow
- Modernised throughout
- Versatile accommodation
- Wrap around mature gardens
- CHAIN FREE



The accommodation with approximate measurements:

Sliding patio doors to:

Porch

Tiled flooring.

Hallway

Large entrance hall with storage cupboard. 2 Radiators.

Lounge 6.28 x 3.64 (20'7" x 11'11")

Parkray woodburner on a slate hearth. Bow window. Sliding doors to conservatory. 2 Radiators. TV point.

Conservatory 6.80 x 3.74 (22'3" x 12'3")

Large light filled room with feature brickwork. 2 Radiators.

Kitchen / Diner 7.24 x 3.90 (max) (23'9" x 12'9" (max))

Fitted kitchen with matching wall units. Quartz coral worktop. Neff electric oven with grill, Neff microwave, Neff hob, Bosch Fridge, Bosch freezer, Franke sink and mixer tap. Spot lights the kitchen. Suburbia polished tiled floor throughout. French doors to the courtyard garden. Radiator.

Bedroom 1 4.63 x 3.53 (15'2" x 11'6")

Double aspect windows. Built in wardrobe. Radiator. TV pint.

En-suite 1.74 x 2.07 (5'8" x 6'9")

Large walk in shower. Low level WC. Hand basin with vanity unit. Mirror. Tiled floor and part tiled walls. Heated towel rail.

Bedroom 2 3.56 x 3.61 (11'8" x 11'10")

Double glazed window to side aspect. Radiator. Built in wardrobe.

Bedroom 3 3.61m x 3.00m (11'10" x 9'10")

Double aspect room. Door to courtyard garden. Radiator. Walk in wardrobe with space and plumbing for washing machine and wall hung Worcester boiler.

En-suite 3.61 x 1.80 (11'10" x 5'10")

Tiled floor and part tiled walls. Corner shower unit. Burlington WC and hand basin. Mirror. Radiator.

Family bathroom 2.68 x 1.89 (8'9" x 6'2")

Fully tiled walls and floor. Spot lighting. Saneux pargue bath, WC (slow closing seat) and hand basin and vanity unit. Heated towel rail. Illuminated mirror.

Outside

Hardwood double gate entry. Wrap around garden with mature planting and landscaping. Blocked paved driveway for several vehicles. Large patio, summer house, 2 green houses and courtyard garden. View of The Spinnaker Tower. External electric sockets. 3 outside water taps. Large wooden shiplap outdoor storage (10' x 10') with double doors. Vintage Cantelo lamppost.

Additional information

Council Tax band: "E"

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TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	
		76	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements