



28 FISHBOURNE LANE

FISHBOURNE, PO33 4EZ

£1,000,000
FREEHOLD

A 5-bedroom executive detached house located in the sought after Fishbourne Road. . This stunning property boasts a private drive, beautifully landscaped gardens, and a picturesque view backing onto fields. The house has been tastefully extended and modernised, providing a perfect blend of classic charm and contemporary comfort. With ample space for a growing family or those who love to entertain, this property is a true gem in the heart of Fishbourne.

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28 FISHBOURNE LANE

- 5 bedroom executive home
- Extended and modernised
- Open plan kitchen/ diner
- Backing on to fields
- Landscaped gardens
- Private drive
- CHAIN FREE



Double glazed door to

Entrance area

Open plan entrance area and hallway. Double glazed window to side aspect. Built in cloaks cupboard and additional storage above. Radiator. Stairs to first floor. Doors to:

Lounge 6.73 x 5.38 (max) (22'0" x 17'7" (max))

Double glazed windows to both front and side aspects overlooking the front garden. Beautiful feature marble fireplace with inset fire. Two radiators.

Cloak room

Double glazed window. Hand basin with vanity storage. Low level WC. Tiled walls.

Dining room 4.4 x 3.68 (14'5" x 12'0")

Radiator, Open plan and arch way to kitchen.

Study 2.97 x 2.06; (9'8" x 6'9";)

Double glazed window to side aspect. Radiator.

Kitchen 6.07 x 3.69 (19'10" x 12'1")

A good selection of wall, base and drawer units. Sink and drainer with mixer tap. Tiled splash back. Bosch electric cooker. Bosch 5 ring hob with extractor over. Additional eye level Bosch oven and grill. Space for fridge / freezer and dishwasher. Fitted breakfast bar. Double glazed French doors to enclosed garden. Double glazed window over looking the garden. Door to:

Utility room 1.51 x 3.83 (4'11" x 12'6")

Double glazed window to side aspect and double door the garden. Wall hung Vaillant boiler. Radiator. Sink with mixer tap. Matching wall and floor units. Space for washing machine and tumble dryer.

Bedroom 4.63 x 2.70 (15'2" x 8'10")

Built in wardrobe. Radiator. Double glazed window to side aspect. High level storage cupboard.

Bedroom 2.79 x 2.92 (9'1" x 9'6")

Double glazed window to side aspect. Radiator.

Bathroom 1.71 x 2.79 (5'7" x 9'1")

Double glazed window to side aspect. Hand basin with vanity storage. Bath with shower attachment over with glass screen. Low level WC. Tiled walls and floor. Heated towel rail.

Stairs to first floor

Landing

Eaves storage cupboard, Velux window. Doors to:

Bedroom 4.70 x 5.49 (15'5" x 18'0")

Two storage cupboards into the eaves. Radiators. Additional storage cupboard and built in wardrobes.

Master bedroom 6.98 (max) x 4.25 (22'10" (max) x 13'11")

Double glazed windows and French doors onto the balcony with views across open fields. Two radiators. Built in bank of wardrobes. Door to:

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En-suite 2.14 x 2.64/ (7'0" x 8'7"/)

Hand basin. Bath with shower attachment and glass screen. Low level WC. Velux window. Heated towel rail. Tiled walls and floor.

Bedroom

Double glazed window to front aspect. Radiator. Built in wardrobe. Built in chest of drawers.

Bathroom

Bath with shower hand attachment. Low level WC. Hand basin. Shower cubicle. Heated towel rail. Tiled floor and walls.

Outside

Front: Meandering drive up to the house, garage and car port. Laid to lawn with mature planting and hedging.

Rear: Mainly laid to lawn with raised decking for relaxing and enjoying quiet time. Large patio area. Gate to front.

Garage 8.86 x 2.74 (29'0" x 8'11")

Up and over door. Power and light. Consumer unit. Gas and electric meters. Door to garden.







GROUND FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 2820 sq.ft. (262.0 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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SALES & LETTINGS

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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