

SPENCE WILLARD



Solent Vista, Heatherwood Park Road, Totland Bay, Isle of Wight

A large detached four bedroom coastal home with double garage and a sea view to the rear, featuring reversed accommodation including a roof terrace to take full advantage of the elevated outlook, ideal to spectate the glorious sunsets, passing shipping and smaller craft, along with the world famous Round The Island Yacht Race!

VIEWING

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Solent Vista was built circa 1989 to a high standard and on entering the property you are immediately aware of the quality of the space and design with the wide use quality hardwood joinery including doors, windows, door frames and skirting boards. The generous reception hall is a welcoming space with a decorative staircase leading to the first floor living accommodation. The ground floor offers three large double bedrooms as well as a bathroom with both a bath and separate shower, a utility room, access to the double garage and a delightful sun room to the rear providing access out to the rear garden. In addition, there is a walk through cloaks area providing ample space for coats and leads through to a separate WC and wash basin. The first floor living accommodation features a large first floor living room leading onto the roof terrace as well as a well proportioned dining room leading off which also has access onto the roof terrace. The generous kitchen/breakfast room is well fitted and features a walk-in larder as well as a built-in bench seating area with space for a breakfast table. A large master bedroom also enjoys access to the roof terrace and a similar sea view, as well as access to an adjoining Jack n' Jill bathroom. Outside, there are landscaped gardens to the front and rear of the property comprising lawns and parking/turning space to the front. To the rear there is a delightful paved patio terrace as well as lawns, stocked flower/shrub beds and garden store.

LOCATION

Solent Vista is just a short walk away from Totland Bay, with its popular beach and 'The Waterfront' eatery/bar and part of a coastal walk route through neighbouring Colwell Bay, with its renowned coastal restaurant 'The Hut', eventually leading all the way to Yarmouth. To the west there are walks over The Warren towards Alum Bay, High Down and The Needles which offer spectacular coastal scenery and access via the Tennyson Trial through to Tennyson Down, Freshwater Bay and for the keener walker, onward through to Carisbrooke.

Totland is a small village located at the westerly end of the Island and offers a small selection of local shops and amenities. Freshwater and Yarmouth are a short distance away by car and offer a wider range of facilities and from Yarmouth a regular car ferry service to the mainland, with good connecting transport links to the rest of the country.

RECEPTION HALL

A spacious hallway with stairs off.

CLOAKROOM/WC

A useful walk-through cloaks hanging area leading to a separate WC and wash basin.

BEDROOM 2

4.99m x 3.744m (16'4" x 12'3")

A generous ground floor double bedroom with access into the Sun Room.

BEDROOM 3

5.00m x 3.77m (16'4" x 12'4")

Another generous double bedroom with ample built-in wardrobe space.

BEDROOM 4/STUDY

4.88m x 3.75m (16'0" x 12'3")

A versatile room as either a spacious double bedroom or ground floor study/home office.

BATHROOM

4.00m x 1.57m (13'1" x 5'1")

Fitted with a suite comprising WC, wash basin, bath and separate shower cubicle.

UTILITY ROOM

4.00m x 2.74m (13'1" x 8'11")

Well fitted with a ample storage cupboards, sink, plumbing for a washing machine and access to the Sun Room.

SUN ROOM

12.63m overall x 3.59m max (41'5" overall x 11'9" max)

A wonderful space to relax and enjoy the outlook over the rear garden to the sea beyond.

DOUBLE GARAGE

5.90 x 5.90m (19'4" x 19'4")

With two up and over doors, power/light and housing the gas central heating boiler.

FIRST FLOOR LANDING

A generous landing area with an outlook to the front.

LIVING ROOM

5.98m x 6.00m max (19'7" x 19'8" max)

A wonderful spacious reception room featuring a stone fireplace with fitted gas fired stove and also offering a fabulous westerly outlook as well as access onto the roof terrace. Double doors interconnect to:

DINING ROOM

4.00m x 3.75m (13'1" x 12'3")

Another generous reception room with direct access onto the roof terrace and enjoying a similar westerly sea view.

KITCHEN/BREAKFAST ROOM

4.15m x 4.87m plus seating recess (13'7" x 15'11" plus seating recess)

A sizable kitchen area fitted with a range of cupboards, drawers and work surfaces incorporating an island unit and appliances including a built-in electric double oven, gas hob, freestanding dishwasher and fridge/freezer. Other features include a walk-in larder cupboard and fitted bench seating with space for a breakfast table.

MASTER BEDROOM

4.99m x 3.77m (16'4" x 12'4")

Another well proportioned double bedroom with built-in wardrobe cupboards and providing access onto the roof terrace whilst enjoying the westerly sea view. A door leads to:

JACK N' JILL BATHROOM

3.77m x 3.12m (12'4" x 10'2")

A good sized facility with built-in furniture and suite comprising WC, bidet, vanity wash basin, corner bath and a shower cubicle.





ROOF TERRACE

A wonderful elevated roof terrace ideal for relaxation and entertaining with access from the living room, dining room and master bedroom.

OUTSIDE

To the front of Solent Vista is a good sized area of garden mainly laid to lawn and stocked with a variety of established plants, trees and shrubs. The driveway offers good access with room for parking and turning space. The neighbouring property does have a vehicular right of access across the driveway to their property.

To the rear of the property is a landscaped garden which features a good sized Indian sandstone paved patio terrace providing a pleasant area to sit and relax. There are further areas of landscaping with raised flower/shrub beds and lawns together with a garden store.

COUNCIL TAX BAND

F

EPC RATING

E

TENURE

Freehold

POSTCODE

PO39 0EL

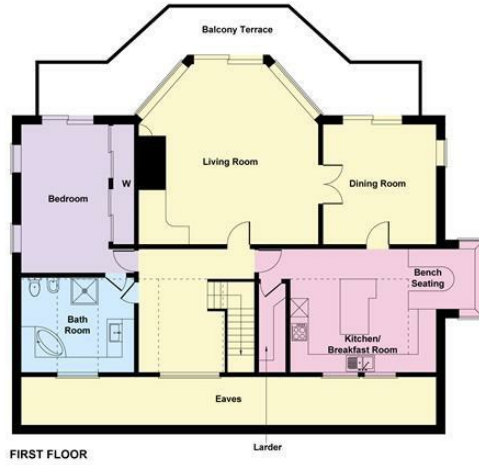
VIEWING

Strictly by appointment with the selling agent Spence Willard.

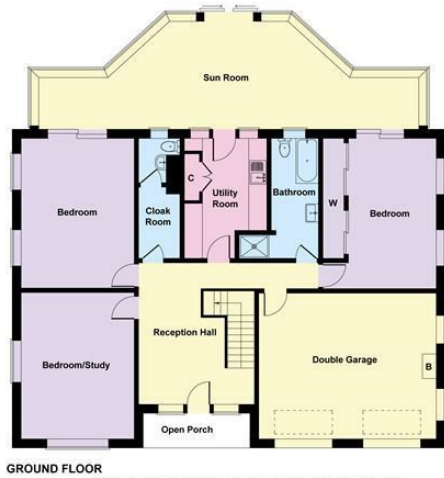




Solent Vista



FIRST FLOOR



GROUND FLOOR

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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