

# SPENCE WILLARD



Greenacre, Southdown Road, Freshwater Bay, Isle of Wight

*A wonderful opportunity to purchase this fine colonial style residence tucked away within its own generous and delightful grounds in a sought after area on the fringes of Freshwater Bay.*

VIEWING

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Built around 1934, careful thought was given to the design and orientation of the property and its accommodation with a high ceilings creating a feeling of great space and light. The versatility of the rooms means the property can provide up to seven bedrooms if required, or alternatively could be re-configured to provide a number of bedrooms suites or a separate annexe for multi generational living. The property still retains some of its original character features including oak herringbone block flooring to most of the ground floor rooms, oak paneling to the dining room and the charming housekeeper's bell call system. There is a gas central heating system providing heat via radiators throughout the property as well as double glazed windows offering a degree of reduced maintenance. Outside, the large beautifully planted grounds are to all sides of the property and a long driveway leading off Southdown Road sweeps up to a parking/turning area with a detached double garage.

**LOCATION**

Located in Southdown Road, an unmade and unadopted highway, the property is well situated for walking to the nearby 18 hole golf course, as well as Afton Nature Reserve and the beach in Freshwater Bay. The village centre amenities in Freshwater are within a mile and the sailing facilities and mainland ferry terminal located in the historic harbour town of Yarmouth are around a ten minute drive away.

**RECEPTION LOBBY**

A bright and welcoming area and featuring an overhang canopy to the main entrance door.

**SITTING ROOM**

7.13m x 3.80m (23'4" x 12'5")

A fabulous and spacious reception room with half paneled walls, dual aspect windows overlooking the gardens and a fireplace with a gas real flame fire creates a lovely focal point. Patio doors lead through to:

**CONSERVATORY**

7.76m x 3.72m (25'5" x 12'2")

Another spacious room with two sets of French style doors provide access to the sunny patio terrace and garden.

**INNER HALL**

with an attractive oak staircase off with useful understairs storage.

**DINING ROOM**

4.93m x 3.70m (16'2" x 12'1")

A fabulous and elegant dining room featuring oak paneling and oak herringbone block flooring. A large serving hatch through to the kitchen is a useful feature.

**KITCHEN**

5.01m x 3.33m (16'5" x 10'11")

Another spacious room with maple room for a breakfast table and fitted with a good range of cupboards, drawers and work surfacing. In addition there is a built-in fridge, electric oven and a fabulous 'AGA' cooker as the main focal point. In addition, the original housekeeper's bell call panel is located on the wall.

**UTILITY/BOOT ROOM**

5.42m x 1.55m plus recess (17'9" x 5'1" plus recess)

An extremely useful space with ample storage cupboards and work surfaces incorporating a sink with plumbing for both a dishwasher and washing machine beneath. Leading off is a shelved larder store and a garden WC which also houses the gas central heating boiler.

**BEDROOM 4**

3.71m max x 5.35m (12'2" max x 17'6")

A generous double bedroom with access to:

**JACK N' JILL BATHROOM**

2.71m x 2.00m (8'10" x 6'6")

With access to the both hallway and bedroom and comprising bath with shower over and fitted furniture incorporating storage and housing a vanity sink and WC.

**BEDROOM 5**

3.17m x 3.78m max (10'4" x 12'4" max)

A good sized L-shaped double bedroom with door to:

**EN SUITE SHOWER ROOM**

3.05m x 2.29m (10'0" x 7'6")

A spacious en suite with a shower cubicle, WC and vanity wash basin

**BEDROOM 6**

3.26m x 4.33m (10'8" x 14'2")

A bright double bedroom with a window and French style doors leading out to the garden and could easily be used as another reception room if required.

**BEDROOM 7/STUDY**

3.22m x 3.83m (10'6" x 12'6")

Another generous room currently being used as a study.

**FIRST FLOOR LANDING****BEDROOM 1**

6.89m x 2.89m plus dormer (22'7" x 9'5" plus dormer)

A large double bedroom with a dormer window overlooking the gardens. Door to:

**DRESSING ROOM**

4.59m x 1.46m plus wardrobes (15'0" x 4'9" plus wardrobes)

A useful space which is well fitted with a range of bespoke wardrobe cupboards

**BEDROOM 2**

4.93m x 2.87m (16'2" x 9'4")

Another good double bedroom with a fitted wash basin and leading through to:





### **BEDROOM 3**

3.37m x 2.30m max (11'0" x 7'6" max)

An L-shaped room with a built-in cupboard and access to a very useful loft/eaves area, ideal for storage.

### **FAMILY BATHROOM**

3.32m x 2.27m (10'10" x 7'5")

A generous family bathroom comprising WC, wash basin, bath and a recessed shower cubicle, as well as a built-in linen/store cupboard.

### **OUTSIDE**

The gardens/grounds are a particularly attractive feature to the property and offer much privacy and seclusion with mature hedging and fencing. There are large open lawns with well stocked flower/shrubs beds as well as a good variety of trees. The long driveway leading off Southdown Road sweeps past the main entrance door to a parking/turning area where there is ample room for several cars together with access to a DOUBE GARAGE 4.80m x 5.95m (15'8" x 19'6") with up and over door and power/light.

A sheltered paved patio terrace with an adjacent ornamental garden pond makes an ideal area for entertaining and relaxation and further lawns around the property offer more space for recreation.

### **COUNCIL TAX BAND**

G

### **EPC RATING**

E

### **TENURE**

Freehold

### **POSTCODE**

PO40 9UA

### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





## Greenacre



GROUND FLOOR

FIRST 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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