

SPENCE WILLARD



Willscroft Copse Lane, Freshwater, Isle of Wight, PO40 9BZ

An extended 3/4 bedroom home offering flexible accommodation over two floors and with far reaching countryside views to the rear, located on the fringes of Freshwater Village.

VIEWING

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DESCRIPTION

This well appointed extensive home offers flexible accommodation over two floors to include three double bedrooms on the first floor of which the master bedroom has a balcony with far reaching countryside views to the River Yar and local church. Another bedroom on the ground floor or study as desired, and a well appointed modern kitchen with ample dining area and recently fitted bespoke folding solid oak doors to and from a generous living room. There is a family bath and shower room and a cloakroom with WC plus external outbuildings ideal for a workshop or Office/hobby room etc. There is parking to the front on an "in and out drive" plus a large garage. The rear gardens are well maintained and back onto countryside with some fantastic views to the distant River Yar, local church and beyond.

LOCATION

The location is on the fringes of Freshwater Village with its array of shops and amenities including a Sports Centre with indoor pool, a Health Centre, a Library and a Garden Centre with Cafe. The Red Lion Public House is a short walk away and the old railway line walk and cycle track to Yarmouth is also nearby. The seafronts of Freshwater Bay, Totland Bay and Colwell Bay are all within walking distance or a 3-4 minute drive away. The nearest ferry to and from Lymington is about 5 minutes drive away and offers regular crossings throughout the year for both foot and car passengers alike.

PORCH

Double glazed door from outside front with internal door into hall.

HALL

A well proportioned space with bespoke wood staircase to first floor and doors off to:

LIVING ROOM

6.738 x 3.761 (22'1" x 12'4")

A substantial room ideal for a family to spread out and relax with dual aspect windows and bespoke solid oak folding doors to dining area making this ideal for entertaining family and friends.

KITCHEN/DINING ROOM

6.511 x 3.611 (21'4" x 11'10")

A well appointed kitchen with ample work surface space including 1 1/2 sink and drainer, a good range of floor and wall-mounted units and built-in oven and hob with extractor hood over. There is space and plumbing for washing machine and dishwasher and an upright fridge/freezer. There is ample room for a table and chairs and access to the rear garden is via double patio doors. There is also a large window overlooking the rear garden providing plenty of natural light.

BATH AND SHOWER ROOM

Another well proportioned room with the advantage of having both a separate shower and a bath, a WC and a wash hand basin with some built-in storage and shelving.

OFFICE/BEDROOM FOUR

3.610 x 3.310 (11'10" x 10'10")

Currently used as an office/hobby room but could also be used as a ground floor double bedroom if desired. Window to front.

FIRST FLOOR

MASTER BEDROOM

5.410 x 3.530 (17'8" x 11'6")

A large double bedroom with double patio style doors to a balcony with some stunning views of the surrounding countryside. There is additional natural light from a Skylight window and some built-in wardobes.

BEDROOM TWO

3.512 x 3.481 (11'6" x 11'5")

Another double bedroom with window to side and range of built-in wardrobe space.

BEDROOM THREE

3.481 x 2.951 (11'5" x 9'8")

A small double/large single room with window to the side.

CLOAKROOM

WC and wash hand basin



**GARAGE**

5.473 x 4.259 narrowing to 1.998 max (17'11" x 13'11" narrowing to 6'6" max)

Double wood doors to parking from parking area and pedestrian door to rear garden.

STORE/WORKSHOP

3.249 x 2.995 (10'7" x 9'9")

Suitable as a workshop or storage area to suit. Roof light.

SUNROOM/OFFICE

3.754 x 2.995 (12'3" x 9'9")

Currently used as hobby room but could be an office etc. Sliding doors to and from the rear garden, window and roof light.

OUTSIDE

The front garden is mostly used for parking and has an "in and out" driveway. Some planted shrubs and raised bedding. Access to rear down side of property. The rear garden is substantial and takes full advantage of the surrounding countryside views and has a large patio area and other seating areas to follow the sun around the garden all day. The garden is mostly laid to lawn with some mature shrubs and trees, planted borders and a wildlife pond. There is clearly scope to grow vegetables and fruit for a keen gardener and possibly even keep a few chickens!

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents





Willscroft



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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