

# SPENCE WILLARD



Watersmeet, New Road, Brighstone, Isle of Wight

*A recently extended and re-furnished detached three bedroom home in this popular West Wight village offering easy access to the village amenities and surrounding walks.*

VIEWING

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The property has been re-furnished in recent times cleverly combining different textured finishes to create a smart and stylish feel including a variety of hard flooring and oak finished interior doors. The well appointed accommodation includes a fabulous open plan kitchen/dining room to the rear with a wonderful vaulted ceiling to the dining area together with a tall window reaching up to the apex and flooding light into the space, together with double doors leading out to the rear garden. A good sized sitting room featuring a bay window to the front and a fireplace with a fitted wood burner also provides access to the rear garden. In addition, there is a well appointed shower room to the ground floor as well as a generous double bedroom, again with a bay window to the front. To the first floor there is a landing/study area, two good double bedrooms and another well appointed bathroom. Outside, there is an integral garage to the front which offers a great opportunity to convert to further ground floor accommodation if required. The good sized rear garden is pleasantly landscaped and well planted creating a lovely oasis with good privacy.

**LOCATION**

Watersmeet is conveniently located towards the end of a 'No Through' private lane and is within a few metres of a footpath which leads directly to the village centre, around a 100 yards or so away. The village has a thriving centre with good amenities including a doctors surgery, general store, newsagent/coffee shop, a hairdressers, two churches, a public house, a primary school and a community library.

Brighstone is nestled beneath protected downland and situated within a mile of the coast and accessible to a number of popular sandy beaches along the Island's unspoilt south western coastline, making it an ideal location for those that enjoy walking and/or going to the beach.

**ENTRANCE HALL**

With an attractive tiled floor and featuring an understairs storage cupboard as well as recessed display shelving.

### SITTING ROOM

8.06m plus bay x 3.02m (26'5" plus bay x 9'10")

A good sized reception room offering a triple aspect and featuring a bay window to the front as well as doors out to the rear garden. The engineered oak flooring creates a smart finish and this, combined with the brick fireplace fitted with a wood burning stove creates a cosy and charming feel.

### KITCHEN/DINING ROOM

7.26m max x 4.90m max (23'9" max x 16'0" max)

A truly impressive L-shaped room which is beautifully fitted with a good range of modern cupboards and drawers, as well as ample worksurfaces which incorporate a butler sink. There is an integrated dishwasher and washer/dryer as well as a freestanding electric range cooker with an extractor canopy hood over, perfect for those who enjoy cooking. The use of different textures in the space from the exposed brickwork, to distressed timber work and the attractive tiled floor featuring underfloor heating creates a wonderful feel. The dining area enjoys a vaulted ceiling with a feature window reaching up to the apex flooding light into the space and providing an pleasant outlook over the rear garden. Double doors also provide access to the garden.

### BEDROOM 3

3.86m x 3.34m plus bay (12'7" x 10'11" plus bay)

A generous ground floor double bedroom which offers the versatility as additional living space if required. Featuring a bay window to the front and oak flooring.

### SHOWER ROOM

3.65m x 1.66m (11'11" x 5'5")

A smart and well appointed fully tiled shower room with suite comprising a WC, stylish modern vanity wash basin and good sized shower cubicle with electric shower unit. In addition there is a heated towel rail as well as a separate room heater.

### INNER STAIRS LOBBY

Leading off the kitchen/dining room and featuring a useful built-in storage cupboard.

### FIRST FLOOR LANDING/STUDY

3.24m x 2.36m (10'7" x 7'8")

A useful space with engineered oak flooring, room for a study desk and featuring a built-in airing cupboard housing a pressurised hot water cylinder.

### BEDROOM 1

4.60m plus recess x 3.52m (15'1" plus recess x 11'6")

A large double bedroom enjoying a triple aspect and featuring built-in wardrobe/store cupboards and underfloor heating.

### BEDROOM 2

3.42m x 2.71m (11'2" x 8'10")

Another double bedroom with the double aspect to the front and rear.





#### **BATHROOM**

1.29m x 2.15m (4'2" x 7'0")

Another smart facility featuring underfloor heating and comprising a WC, modern vanity wash basin and a lovely short freestanding slipper bath featuring a pillar mixer tap with hand held shower head.

#### **INTEGRAL GARAGE**

4.53m x 2.47m (14'10" x 8'1")

A very useful space offering great potential for further accommodation if required and featuring double doors, power/light and a fitted workbench and shelving.

#### **OUTSIDE**

To the front of the property there is a small area of garden enclosed by decorative railings and laid to block paving for reduced maintenance. A side pathway leads to a gated side access where there is a good sized timber garden shed neatly tucked away.

The rear garden is well enclosed providing a good degree of privacy and is mainly laid to lawn and well stocked with a wide variety of established plants, trees and shrubs. A paved patio terrace provides a lovely area to sit, especially with the raised garden pond and feature rockery/waterfall alongside which creates a pleasant oasis.

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

E

#### **TENURE**

Freehold

#### **POSTCODE**

PO30 4BB

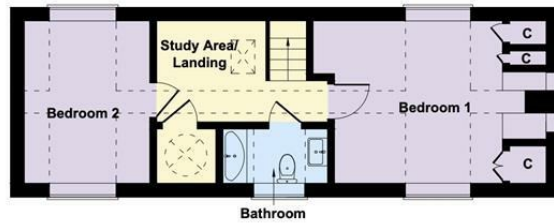
#### **VIEWING**

Strictly by appointment with the selling agent spence Willard.





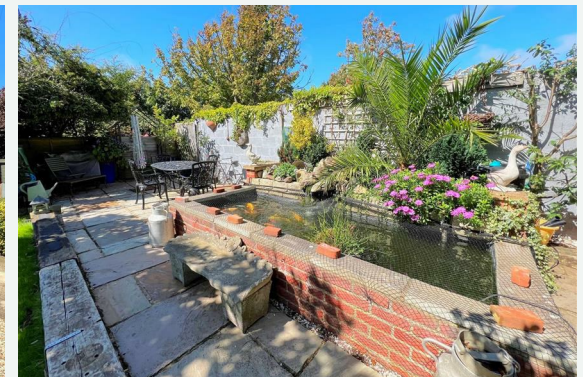
## Watersmeet



**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.

Produced by Potterplans Ltd. 2023



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