

SPENCE WILLARD



51 Golden Ridge, Freshwater, PO40 9LF

A chain free substantially extended 3/4 bedroomed chalet bungalow with parking, two garages and conservatory located in Freshwater Village.

VIEWING

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DESCRIPTION

Offered for sale with no onward chain, this chalet bungalow is a lot more than first meets the eye. Nestling in a good sized corner plot with generous gardens to both front and rear, this extended property offers flexible accommodation over two floors. From the driveway, you enter the property via a double glazed porch into the main hall with stairs to first floor and doors off to a ground floor bedroom, a kitchen/diner, a utility, a downstairs cloakroom, a sitting room, a study, a large living room plus a conservatory. Moving upstairs there are two double rooms with bedroom one having a separate dressing room and an ensuite shower room. There are also two garages with an option to convert the larger one, subject to building regulations, into an annexe if desired. This bungalow is well worth a closer inspection to full appreciate what is on offer.

LOCATION

Situated on the fringes of Golden Ridge and backing onto Golden Hill Fort Country Park, the property is occupying one of the largest plots and is a short walk from the amenities and shops in Freshwater Village including a sports centre with indoor swimming pool, a health centre, a library and a good mix of bespoke shops and well known supermarkets. There are a number of eateries and numerous countryside and coastal walks nearby and the seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all within a couple minutes drive away with the nearest ferry crossing to and from mainland via Lymington, can be found a 5-6 minute drive away at Yarmouth with regular crossings for vehicles and pedestrians alike.

PORCH

A good sized porch with some shelving and room for shoes etc. Internal door into:

HALL

Half landing stairs to first floor with understairs storage cupboard, cloakroom with WC and doors off to:

BEDROOM THREE

3.042 x 2.330 (9'11" x 7'7")

A ground floor bedroom currently utilised as a dining room with dual aspect windows looking over front garden and beyond.

KITCHEN/DINER

5.188 x 3.339 narrowing to 2.510 (17'0" x 10'11" narrowing to 8'2")

Offering a generous amount of worktop and cupboard space with room for a table and chairs, space for a freestanding cooker, (gas cooker included in the sale), inset sink and drainer and internal door to:

UTILITY

4.039 x 1.993 (13'3" x 6'6")

Another useful space ideal for those who like to bake with some more worksurface areas and storage and a small sink and drainer. Built-in appliances include a gas hob and oven/grill. There is space and plumbing for a washing machine/dishwasher. Dual aspect windows and external door to side garden.

SITTING ROOM/OFFICE

3.917 x 3.317 (12'10" x 10'10")

Window to front and internal doors to:

STUDY/OCCASIONAL BEDROOM

3.917 x 2.510 (12'10" x 8'2")

Multi-use room ideal for use as a study, games room and even an occasional bedroom. Door into:

CONSERVATORY

3.486 x 3.352 (11'5" x 10'11")

A generous space with glazing to three sides, patio doors to the outside and a glass roof.

LIVING ROOM

5.699 x 3.927 (18'8" x 12'10")

A generous size room with double patio doors to rear gardens with windows either side and another window to side providing plenty of natural light and room for a family to spread out.

GARAGE ONE

7.088 x 3.910 (23'3" x 12'9")

A large garage with room as workshop or additional storage as desired with electrically operated up and over door to the front and pedestrian access to rear garden. This space also has annexe potential for multi-generational living subject to appropriate building regulations etc.

GARAGE TWO

5.548 x 2.612 (18'2" x 8'6")

Another up and over door with access to and from the rear.





FIRST FLOOR LANDING

Window to side and doors off to:

DRESSING ROOM

3.748 including built-in wardrobes x 3.527 (12'3" including built-in wardrobes x 11'6")

A really usefull space with built-in wardrobes and eaves storage, a skylight and internal door to:

BEDROOM ONE

4.209 x 3.747 (13'9" x 12'3")

A double or twin bedroom with views to surrounding countryside and intenal door to:

ENSUITE SHOWER ROOM

Comprising a walk-in shower, WC and wash hand basin with obscure window to side.

BEDROOM TWO

4.209 x 3.122 (13'9" x 10'2")

Another double bedroom with some distant countryside views with two built-in wardrobes and some eaves storage.

OUTSIDE

To the front there is off-road parking for 3-4 vehicles with access to both garages plus an enclosed mature and well planted garden which is mostly laid to lawn with a small pond. There is gated access to the side garden providing access to utility and conservatory which also leads to another good sized garden with raised beds and a feature monkey puzzle tree.

TENURE

Freehold

COUNCIL TAX BAND

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EPC RATING

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VIEWING

Strictly by appointment ony via Spence Willard estate Agents





51, Golden Ridge



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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