

# SPENCE WILLARD



Cranbrooke, Moor Lane, Brighstone, Isle of Wight

*A deceptively spacious detached three to four bedroom bungalow situated along a quiet sought after 'no through' road in this popular West Wight village.*

VIEWING

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The property was originally built to a good specification and design with well proportioned rooms and now benefits from a separate annexe area, part of which was previously the integral double garage. The annexe interlinks with the main accommodation and can therefore be used as a three/four bedroom property or as a two bedroom bungalow with a separate annexe for multi-generational living or possibly as a useful income. Features include double glazing, electric night storage heating and some individual heaters, a wood burning stove to the living room and solar panels to the roof supplementing the bills and providing a small income. Outside, there are gardens to the front and rear, with off road parking for two cars to the front. The rear garden is mainly lawned and features a patio and summer house.

**LOCATION**

Pleasantly located in a 'No Through' road, the property is accessible via local footpaths to the surrounding downland and countryside together with the village centre shops and amenities including a pub, post office, greengrocer/newsagent, general store, hair dresser, National Trust shop, primary school and two churches. Within a mile is the beach at Grange Chine and access to further beaches along the south western coastline of the Island, much of which is designated as Heritage coastline.

**ENTRANCE HALL**

with built-in storage cupboards and a cupboard housing the hot water boiler.

**CLOAKROOM**

with WC and wash basin.

**LIVING ROOM**

3.75m x 5.50m (12'3" x 18'0")

A generous room with bow window to the front and a brick fireplace with fitted wood burning stove. Opening through to:

**DINING ROOM**

3.00 x 3.35m (9'10" x 10'11")

with doors leading out to the conservatory and partly open plan to:

**KITCHEN/BREAKFAST ROOM**

5.00m x 4.20m (16'4" x 13'9")

Well fitted with a range of cupboards, drawers and work surfaces including a sizeable breakfast bar and a variety of integrated appliances.

**CONSERVATORY**

3.30m max x 6.00m max (10'9" max x 19'8" max)

A pleasant and well constructed extension with windows overlooking the rear garden and a door leading out to the patio terrace.

**BEDROOM 1**

3.85m x 3.00m (12'7" x 9'10")

A good double bedroom with built-in wardrobe cupboards.

**BEDROOM 2**

3.85m x 2.70m (12'7" x 8'10")

Another double bedroom overlooking the rear garden.

**BATHROOM**

3.00m x 2.00m (9'10" x 6'6")

A well appointed facility comprising WC, vanity wash basin bath and separate shower cubicle.

**ANNEXE BEDROOM 3**

3.65m x 3.75m (11'11" x 12'3")

A generous double bedroom with built-in wardrobe cupboard and interlinking to both the main property and annexe living space.

**EN SUITE SHOWER ROOM**

Another well appointed facility with separate shower cubicle and fitted furniture incorporating a vanity wash basin and a WC with concealed cistern.





### **ANNEXE OPEN PLAN LIVING ROOM/KITCHEN**

5.35m x 4.85m (17'6" x 15'10")

A generous open plan living space with windows to the front and an external door to the side. The kitchen area is well fitted and features integrated cooking facilities.

### **OUTSIDE**

To the front of Cranbrooke is a block paved double driveway providing off road parking for two cars. The front garden is neatly enclosed by picket fencing and hedging providing a good degree of privacy. The garden area is laid to artificial turf and features a stocked central flower/shrub bed, as well as well stocked borders and a paved patio area.

The rear garden is enclosed by fencing, laid to lawn and features a raised timber decking, paved patio and a summer house as well as a timber garden shed to the gated side access.

### **COUNCIL TAX BAND**

E

### **EPC RATING**

C

### **TENURE**

Freehold

### **POSTCODE**

PO30 4DL

### **VIEWING**

Strictly by appointment with the selling agent, Spence Willard.





## Cranbrooke



### 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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