

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

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



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.
Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.