

# SPENCE WILLARD



Victoria Cottage, Norton Green, Isle of Wight



# *A splendid example of a four bedroomed detached period property with ample parking and double garage located in the popular conservation area of Norton Green.*

## VIEWING

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Dating back to 1661, the original building was enlarged with an early Victorian addition in 1840 which was once the local post office. The property has been sympathetically updated whilst marrying modern styling to the existing character. The main part of the property has a generous and well fitted kitchen/diner, a boot room with WC and a lovely sitting room to the ground floor. In addition, there is an ample master bedroom with an ensuite shower room, two further generous double bedrooms and an elegant family bathroom on the first floor. The older and more characterful part which could work as an annex should one desire, consists of a study, utility room, garden room and a delightful snug with stairs off to the fourth double bedroom with cloakroom ensuite. Outside, the property is set in good grounds to the front side and rear which are pleasantly landscaped and feature ample parking as well a variety of useful outbuildings, some with commercial use, including a former pottery studio, detached barn and a timber chalet.

### LOCATION

The hamlet of Norton Green is mostly designated as a Conservation area and is situated within a couple of minutes drive of the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal. Approximately a mile away is the village of Freshwater with its range of local shops, services and amenities and there is access to several of beaches in the area, all of which are within a few minutes drive making this property ideally suited as a permanent or second home.

### PORCH

Fitted with a wooden bench and archway through to the main hallway with staircase off and storage cupboard under. Door to the rear garden.

### KITCHEN/DINER

7.40m x 3.70m (24'3" x 12'1")

A bright triple aspect room with ample space reserved for dining. The kitchen is fitted with a good combination of pan drawers and cupboards with ample oak work surface incorporating a peninsular unit and 1½ bowl ceramic sink. Appliances include a double electric oven, ceramic hob, dishwasher and an American style fridge/freezer.

### BOOT ROOM

2.75m x 2.55m (9'0" x 8'4")

Well appointed next to the back door with plumbing for washing machine and work surface over incorporating a single stainless steel sink with cupboard under, separate WC.



**LIVING ROOM**

7.45m x 4.50m (24'5" x 14'9")

An elegantly styled 'L' shaped, dual aspect room with attractive fireplace and feature arched window.

**SNUG**

6.50m x 3.40m (21'3" x 11'1")

A characterful room with exposed beam ceiling, brick feature staircase and wooden door to the front. There is a feature stone built fireplace with Oak mantel housing a log burner. Steps to:

**GARDEN ROOM**

4.60m x 2.80m (15'1" x 9'2")

With glorious views across the parkland style gardens and feature pond.

**UTILITY ROOM**

3.10m x 2.20m (10'2" x 7'2")

Fitted with wall and floor standing cupboards and work surface over with stainless steel sink. Door to the rear garden.

**STUDY**

3.25m x 3.10m (10'7" x 10'2")

A pleasant room overlooking the rear garden.

**FIRST FLOOR**

A wide landing with loft access.

**MASTER BEDROOM**

5.50m x 4.20m (18'0" x 13'9")

A substantial bedroom with original, exposed wooden floorboards and built-in wardrobe to recess.

**EN-SUITE**

Fitted with an oversized shower enclosure with double sliding doors, vanity unit with drawers and inset wash basin, WC and heated towel rail.

**BEDROOM 2**

5.50m x 2.75m (18'0" x 9'0")

Another sizable room with views across the rear garden.

**BEDROOM 3**

3.75m x 3.65m (12'3" x 11'1")

A double bedroom.

**BEDROOM 4**

3.80m x 3.35m (12'5" x 10'1")

With exposed beams and lovely outlook across the gardens. There are various built in cupboards, one of which houses the second hot water tank. En-suite cloakroom with WC and pedestal wash basin.

**FAMILY BATHROOM**

3.65m x 2.85m (11'11" x 9'4")

An exquisite bathroom fitted with a freestanding claw footed bath, quadrant shower cubicle with sliding doors, pedestal wash basin, WC and designer towel rail. The built in airing cupboard houses the gas central heating boiler and the pressurised hot water cylinder.







#### OUTSIDE

The facade is left uncomplicated with flower beds to each side of the pathway leading to the main entrance and a second pathway to the side. A large driveway for several vehicles gives access to the Lushington built, double garage 5.33m x 5.08m (17' 5" x 16' 8") with barn style doors. There is also power, light and window and door to the side. Located behind the garage are vegetable beds framed with railway sleepers reclaimed from the old Freshwater rail track. The rear garden with gravel seating area has steps rising to a more formal lawn with mature shrubs and trees. Other outbuildings include the workshop 5.65m x 3.50m (18' 6" x 11' 5") with power, light and various windows, believed to have once been a pottery and the detached barn 5.15m x 3.40m (16' 10" x 11' 2") which also dates back to 1661. An ornate wrought iron fence with double gates leads through to an upper area of garden which has a sizeable pond and a second driveway from Norton Green leading to a gravelled turning area with a fabulous timber chalet/studio with decking which has permission for retail use. The first part of this secondary driveway will have a right of access over it to the adjoining land.

#### COUNCIL TAX BAND

F

#### EPC RATING

D

#### TENURE

Freehold

#### POSTCODE

PO40 9RU

#### VIEWINGS

Strictly by prior appointment with the sole selling agents, Spence Willard.











GROUND FLOOR  
APPROX. FLOOR  
AREA 1682 SQ.FT.  
(156.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1048 SQ.FT.  
(97.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2730 SQ.FT. (253.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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