

# SPENCE WILLARD



Cheyneys, Weston Lane, Totland Bay, Isle of Wight

# *A well presented detached bungalow situated in a good location on the village outskirts.*

VIEWING

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The property has been extensively refurbished in recent year to provide a comfortable and stylish home with well proportioned rooms and ample outside space with a variety of useful outbuildings and space to the front to park several vehicles such as a motorhome, caravan or boat etc., as well as a garage and car port to house further vehicles. The accommodation is warmed by gas central heating, features double glazed windows and the interior is finished to a very good standard with good quality fixtures and fittings to the kitchen and bathroom, as well a attractive French stoves fitted to the fireplaces in the two main reception spaces. The addition of a fabulous decked veranda terrace running along the back of the property offers a wonderful entertaining space and opens out to the large sunny westerly facing rear garden with a variety of outbuildings including a summerhouse/cabin with its own shower room/WC ideally suited as a home office, studio or additional accommodation.

#### **LOCATION**

The property is located on the fringes of Totland Bay and offers a good degree of privacy but is within easy reach of the village centre facilities including a school and two churches, as well as the popular beach and access to miles of downland and coastal walks. The village of Freshwater with its good range of shops, services and amenities is approximately a mile away and the mainland car ferry terminal in Yarmouth is within a ten minute drive.

## PORCH

### ENTRANCE HALL

3.85m x 1.90m (12'7" x 6'2")

A welcoming space with access via loft ladder to the large loft area with window to the side and offering great potential for further accommodation if required.

### SITTING ROOM

4.3m x 3.75m (14'1" x 12'3")

A lovely room with a dual aspect and featuring a fireplace as its main focal point fitted with a decorative French stove as its main focal point. Bi-folding doors lead out to the rear garden and wonderful decked veranda terrace.

### KITCHEN/DINING ROOM

6.32m max x 3.73m l-shaped (20'9" max x 12'3" l-shaped)

A fabulous room with double doors leading out to the rear garden and onto the veranda terrace. The dining area features a fireplace with fitted decorative French multi-fuel stove. The kitchen area offers bright space with a window to the rear and two Velux roof lights to the vaulted ceiling. The kitchen is fitted with modern stylish cupboards and drawers together with solid oak work surfaces and incorporates a number of integrated appliances including a slimline dishwasher, electric double oven, gas hob with cooker hood over and an integrated fridge/freezer.

### BEDROOM 1

3.65m x 4.25m (11'11" x 13'11")

A large double bedroom with double aspect windows enjoying an outlook to the front and featuring fitted wardrobe cupboards.

### BEDROOM 2

4.00m x 3.65m (13'1" x 11'11")

Another large double bedroom overlooking the front garden.

### SHOWER ROOM

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

A very well appointed facility with a WC and fitted furniture comprising of cupboard incorporating solid oak worktops and an inset wash basin. There is a good sized shower cubicle as well as a useful shelved storage cupboard which also neatly houses the plumbing for a washing machine.





#### **OUTSIDE**

There is a large area of enclosed garden to the front of the property with a wide double gated 16ft vehicular access leading to a sizeable gravelled driveway and parking area with ample room for several cars, as well as a motorhome, caravan or boat. In addition, there is access to a GARAGE with double doors, power/light and an adjoining CAR PORT. There is good width to both sides of the property leading through to the rear garden.

The large rear garden is enclosed and enjoys a westerly aspect which maximises the afternoon and evening sun. It is mainly laid to lawn and stocked with a good range of plants, trees and shrubs. A wonderful covered veranda runs along the back to the property providing a fabulous sheltered place for entertaining. There are a number of useful outbuildings/sheds including a greenhouse and a well appointed summer house/cabin which incorporates a shower room with WC, making it an ideal home office, studio or overspill bedroom space.

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

C

#### **TENURE**

Freehold

#### **POSTCODE**

PO39 0HE

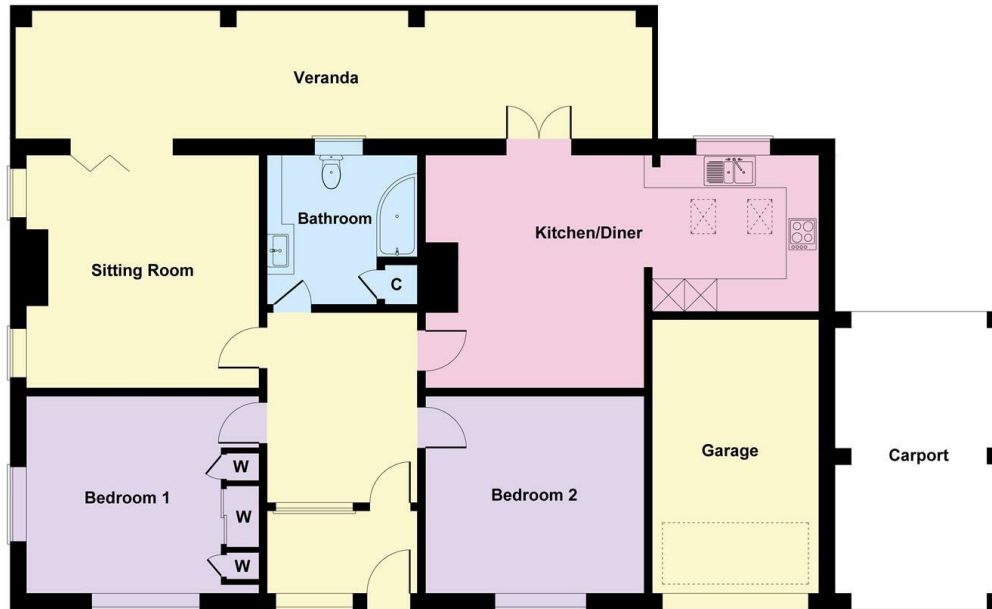
#### **VIEWING**

Strictly by appointment with the selling agent, Spence Willard.





## Cheynes



**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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