

SPENCE WILLARD



Tanglewood, 11 Hollis Drive, Brighstone, Newport, Isle of Wight, PO30 4AS

Offered for sale with no onward chain this very well presented 3 bedroomed detached bungalow in an elevated situation, offers some sea and countryside views and is located on the fringes of Brighstone Village.

VIEWING

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DESCRIPTION

For sale with no onward chain and used as a holiday home by the current owners, this well proportioned bungalow is a filled with natural light throughout and briefly comprises a front facing conservatory providing main access with some sea views, a substantial living room with feature fireplace, a well fitted luxury kitchen including Granite work surfaces and a range cooker included, a utility plus master bedroom with shower ensuite, a second double bedroom and a large single, There is also a modern family shower room and a single garage with roller shutter style door. Outside the front is mostly laid to lawn with some mature shrubs and the rear has a raised garden with far reaching views over the downs and fields behind the property and defined seating and entertaining areas. There is pedestrian access to the garage too from the rear patio and access is available down both sides of the property. The bungalow is being offered for sale with no onward chain and there may be an opportunity to purchase some of the contents by separate negotiation.

LOCATION

This area is on the fringes of Brighstone Village and depending on your properties actual situation, there are some far reaching countryside and distant sea views of which this one benefits from on both counts. The village is quite popular and has a large number of period and thatched homes mixed in with more modern properties and maintains a semi-rural feel but within 15-20 minutes drive of the Island capital ,Newport and closer to the regular ferry to and from Lymington situated at nearby Yarmouth. There are numerous countryside and coastal walks to be found locally and there is access to a footpath at the end of Hollis Drive itself across fields to Brighstone Downs. Locally there is a good mix of shops and eateries which are all within a short walk away too.

CONSERVATORY

3.468 x 1.732 (11'4" x 5'8")

Built to take full advantage of the distant sea views to the front in all weathers with sliding doors to outside and Living room plus French doors to hall area.

HALL

Providing access into living accomodation.

LIVING/DINING ROOM

6.957 x 6.128 (22'9" x 20'1")

A fantastic space with dual aspect windows providing plenty of natural light,a feature fireplace, space for family size table and chairs plus plenty of room for seating. Internal doors to:

KITCHEN

3.590 x 3.182 (11'9" x 10'5")

A modern luxury kitchen with granite work surfaces with matching Island and including a good range of wall and floor mounted units with worksurfaces over and inset sink and drainer. There is a range cooker included with cooker hood over. Other appliances are included such as a built-in microwave, a fridge, a freezer plus waste disposal system and slimline dishwasher. There is a window overlooking the rear garden and a double glazed door to outside rear patio. Open doorway to:

UTILITY AREA

Space and plumbing for a washing machine, wood shelving and window to side aspect.

INNER LOBBY

Providing access between living and sleeping areas .Doors off to:

BEDROOM ONE

4.103 x 3.370 (13'5" x 11'0")

A generous double bedroom with window to front offering some distant sea views and an internal door into:

ENSUITE

Double size shower enclosure, vanity unit with large wash hand basin and WC. Obscure window to side.

BEDROOM TWO

3.301 x 2.876 (10'9" x 9'5")

Another double bedroom also with window to front aspect.

BEDROOM THREE

2.748 x 2.264 (9'0" x 7'5")

A large single bedroom with window to side aspect.

FAMILY SHOWER ROOM

Corner shower, wash hand basin, bidet and WC, Window to side and heated towel ladder.





GARAGE

Roller shutter doors to the front and pedestrian access to the side. Power and light.

OUTSIDE

To the front there is off-road parking for 2/3 vehicles and access to the garage plus a lawned area with some mature planting. To the rear there is a split-level garden designed with low maintenance in mind with defined patio and seating areas plus area of artificial grass with some wood fencing and planted areas. There are far reaching views across the fields to Brighstone Downs behind the property and this garden is ideal for entertaining.

TENURE

Freehold

COUNCIL TAX BAND

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EPC RATING

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VIEWING

Strictly by appointment via Spence Willard in Freshwater





Tanglewood



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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