

SPENCE WILLARD



Groves Cottage, Summers Lane, Totland Bay, Isle of Wight

A detached four bedroom house situated on a good sized plot on the outskirts of Totland Bay with ample parking and a garage.

VIEWING

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The property was originally built in the early 1920's and was later extended in more recent times to provide a wonderful family home with well balanced accommodation set well back from the road and enjoying elevated views of the local countryside. With high ceilings and good sized rooms, the accommodation comprises a good sized living room and a separate dining room or snug which both open out to a large conservatory which enjoys an elevated outlook. The kitchen opens through to a good sized breakfast room with a useful utility room leading off. A boot room/study offers further space, together with a cloakroom which completes the ground floor space. To the first floor there are four generous double bedrooms, all of which enjoy the elevated outlook and countryside view. The master bedroom features a well appointed en suite shower room and there is a further family shower room facility off the landing. Outside, there is a large gravelled driveway/parking area adjacent to the detached garage providing ample parking. The large gardens offer a sunny southerly aspect to the front and are mainly laid to lawn and well planted with a wide variety of plants and shrubs, together with an elevated patio terrace.

LOCATION

The property is located on rural fringes of Totland Bay and immediately adjoins open farmland to one side. There is access via local footpaths and bridleways to miles of downland, coastal walks as well as access via Spinfish Lane to the village centre of Freshwater with its shops, services and amenities. The beach at Totland Bay is within a mile and just a little further are the beaches at Colwell Bay and Freshwater Bay. The harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive.

ENTRANCE HALL

With a feature 'Porthole' window to the side.

BOOT ROOM/STUDY

2.50m x 2.05m (8'2" x 6'8")

A very useful room currently used as a boot room, but equally suited as a study.

BREAKFAST ROOM

2.95m x 2.75m (9'8" x 9'0")

Opening through to the kitchen and enjoying a sunny outlook over the garden.

KITCHEN

4.25m x 3.35m (13'11" x 10'11")

A good sized space fitted with ample cupboard, drawers and work surfaces incorporating an inset sink and including a centre island unit. There is a freestanding electric cooker and a recess for a tall fridge/freezer. Tucked back in one corner is also a large cupboard with plumbing for a dishwasher. Recessed to the side of the chimney breast is an original servery cupboard which incorporates a serving hatch to the dining room.

UTILITY ROOM

With a large built in cupboard housing the gas central heating boiler replaced in 2021. To the side is a work surface with space beneath for a washing machine and tumble dryer.

DINING ROOM

3.50m into recess x 3.25m (11'5" into recess x 10'7")

Featuring an open fireplace and double doors out to the Conservatory.

CONSERVATORY

6.85m x 2.95m (22'5" x 9'8")

A large room affording a wonderful outlook over the garden, with access leading out.

LIVING ROOM

5.20m x 3.35m (17'0" x 10'11")

A generous reception room with a dual aspect and a central fireplace with fitted real flame gas fire providing an attractive focal point.

REAR HALLWAY

Featuring the main staircase with understairs storage and an outlook to the rear.

CLOAKROOM

WC and wash basin

FIRST FLOOR LANDING

A bright and spacious gallery style landing with access to the loft space.

MASTER BEDROOM

4.15m x 2.80m (13'7" x 9'2")

A generous double bedroom with open views over the garden and countryside beyond and featuring a deep built in cupboard.

EN SUITE SHOWER ROOM

A well appointed facility refurbished in recent years featuring a good sized shower cubicle, vanity wash basin and a WC.

BEDROOM 2

5.20m x 3.35m (17'0" x 10'11")

A bright and spacious dual aspect bedroom with fabulous open views.

BEDROOM 3

3.30m x 3.25m (10'9" x 10'7")

Another good double bedroom with similar open views and a built in cupboard.

BEDROOM 4

3.20m x 2.75m (10'5" x 9'0")

A double bedroom with open views and a built in cupboard.

FAMILY SHOWER ROOM

3.05m x 2.20m (10'0" x 7'2")

Refurbished in recent years to provide a comfortable facility this room previously featured a bath, but now comprises a large walk-in shower cubicle and fitted furniture incorporating a WC and wash basin.





OUTSIDE

7.75m x 3.70m (25'5" x 12'1")

The property is accessed off Summers Lane onto an ample driveway with a gravelled parking/turning area for several cars with a useful timber garden store as well as access to a detached garage 7.75m x 3.70m (25'5" x 12'1") with roller door, power, large window and side door. There is a picket fence separating the parking area from the large sunny area of garden which is mainly laid to lawn and planted with a good variety of colourful plants, trees and shrubs. A pathway leads up to the property and a the large paved patio terrace, ideal for relaxation and entertaining. There is good access both sides of the property to the rear garden which features an elevated area of lawn bordered by plants, trees and shrubs. To one side is of the property is a wider area laid to shingle with a useful timber potting shed.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0HQ

VIEWINGS

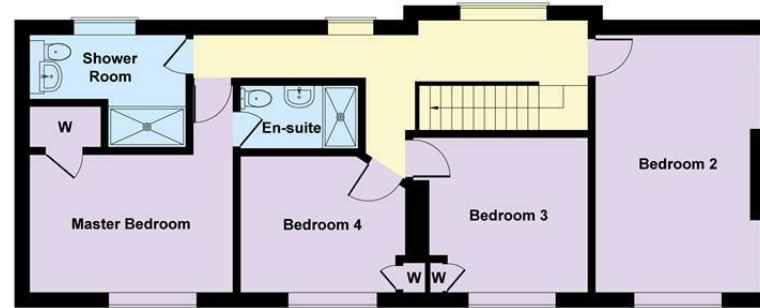
Strictly by prior appointment with the selling agent Spence Willard.







Groves Cottage



FIRST FLOOR



GROUND FLOOR

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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