

SPENCE WILLARD



The Firs, Southdown Road, Freshwater Bay, Isle of Wight

A wonderful example of a stylish and bespoke four bedroom 'A' rated energy efficient detached home located in a sought after residential location nestled between downland and the beach in Freshwater Bay.

VIEWING

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This spacious contemporary house has been architecturally designed to be aesthetically alluring with a fusion of anthracite coloured fenestration, timber cladding and crisp rendering married together to maximise the appearance. Upon entering the property, you are immediately aware of the quality and bespoke nature of the finish from the tiled flooring to the ground floor creating a seamless flow, the use of wonderful focused lighting, including colour changing mood lighting adding to the feel as well as smart joinery and fabulous design features. The open plan living accommodation offers a spacious feel and the use of some clever design features helps to define each area, such as a vaulted ceiling, feature wall and log burner to the snug sitting area and smart modern cupboards and drawers incorporating a large island unit with attractive lighting to the kitchen/dining area. Both areas also feature bi-folding doors leading out to the sunny garden and entertaining terrace. A well appointed walk-in larder leads off the kitchen area and provides further useful storage, in addition to a separate utility room and a large wet room/boot room ideal for coming in from a dog walk or the beach. The ground floor accommodation is completed by a double bedroom with an en suite shower room which also interlinks to the reception hall. To the first floor the accommodation features vaulted ceilings and comprises three further double bedrooms which includes a wonderful master suite complete with doors out to a sheltered rear facing balcony offering a view through the trees to Tennyson Down, a freestanding bath, a separate dressing room and en suite shower room. One of the other bedrooms also has an en suite shower room and there is a separate family bathroom complete with a bath and a fabulous walk-in shower. All of the shower and bathroom facilities are fitted with stylish modern fixtures and fittings and Bedrooms 2 and 3 both enjoy a view towards Afton Down and Freshwater Bay Golf Course. The property also incorporates some great energy saving measures to assist in the day to day running costs. These include good levels of insulation, modern efficient double glazing, a 'Mitsubishi' air source heat pump system connected to the underfloor heating on both floors and the hot water system, as well as photovoltaic solar panels with battery storage which efficiently compliments the running of the home including the heating and hot water. In addition, there is also a rainwater harvesting system in place, which cleverly recycles the stored rainwater currently through the outside water taps, saving on the water bill. The main water system in the property also features a water softener. Outside the property sits in grounds approaching half and acre with gardens to the front, side and rear of the property offering ample off road parking for around 8 cars to the front as well as space for a boat or motorhome etc. to side of the property. The large double garage provides further parking and features a dual EV charging point allowing an electric vehicle to be charged from the property's efficient solar panel/battery system. The large rear garden features a fabulous entertaining terrace with two covered areas and an outside kitchen area with a bespoke outside fireplace.

LOCATION

Southdown Road is a quiet unadopted road within easy reach of the beach, Nature Reserve, 18 Hole Golf Course and provides access onto the Tennyson Trail, where some of the Island's best scenery can be enjoyed and is perfect for walking or off road cycling. The beach is within a few hundred yards walk also and features the iconic and recently refurbished Albion Hotel. There are a number of other popular beaches in the local area such as Compton Bay, popular for surfing, Colwell Bay which hosts the well regarded coastal restaurant, The Hut and Totland Bay, renowned for its sunsets, with The Waterfront public house and Pier Cafe. Also within a short drive is the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal as well as a good range of pubs and restaurants, making this property ideal as both a permanent home or a second home/holiday retreat.

RECEPTION HALLWAY

A welcoming space that leads through to the fabulous open plan living space and features an oak open tread staircase.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

10.9m x 6.0m (35'9" x 19'8")

KITCHEN/DINING AREA

with ample space for a large dining table and chairs between the sitting area and kitchen space and featuring bi-folding doors which completely opens the space out onto the entertaining terrace. The kitchen area is well fitted with a range of smart modern cupboards and drawers providing ample storage together with a large island unit which incorporates a breakfast bar, integrated dishwasher and a wine fridge. Other integrated appliances comprise an inset touch sensitive five ring induction hob and two eye level ovens, as well as a recessed American style fridge/freezer. Leading off the kitchen area is a fabulous walk-in larder cupboard fitted out with further storage and work surface.

SITTING AREA

Partially tucked away and providing a pleasant area to sit and relax around the modern wood burning stove, whilst enjoying an outlook and access onto the entertaining terrace.

UTILITY ROOM

2.55m x 2.75m into plant cupboard (8'4" x 9'0" into plant cupboard)
Fitted with a run of base cupboards and work surface with an inset sink unit and space for both a tumble dryer and washing machine. Neatly hidden away behind sliding doors is a plant cupboard housing the hot water cylinder, water softener, the underfloor heating manifolds, solar heating controls and battery storage, together with the electrical consumer unit, broadband/telecoms/security and LED lighting controls.

BOOT ROOM/WET ROOM

2.55m x 1.85m (8'4" x 6'0")

Featuring an external stable door and a wet room floor with shower unit ideal for hosing off after a day at the beach or a dog walk.

BEDROOM 4

4.55m x 3.55m (14'11" x 11'7")

A generous ground floor double bedroom with a vaulted ceiling and pocket door leading through to:

JACK N' JILL SHOWER ROOM

2.55m x 2.45m (8'4" x 8'0")

Well appointed with a shower cubicle, WC and vanity wash basin with light up and demisting mirror over. In addition, there is a sizable built-in wardrobe cupboard.





FIRST FLOOR GALLERIED LANDING

A fabulous space partially overlooking the sitting area and featuring a wonderful spiraling light over the stairwell.

MASTER BEDROOM

7.20m x 3.65m max plus door recess (237" x 111" max plus door recess)
 A large double bedroom with a vaulted ceiling and complete with a freestanding double ended bath neatly positioned to enjoy a soak and the outlook over the rear garden through the large full height glazed windows onto the sheltered balcony terrace offering a view through the trees to Tennyson Down.

DRESSING ROOM

2.10m x 1.90m (6'10" x 6'2")
 A wonderful internal space with ample space for clothes rails and a dressing table. A high level door provides access to part of the roof space.

EN SUITE SHOWER ROOM

2.10m x 2.70m (6'10" x 6'6", 2297")
 Another well appointed facility with a good sized walk-in shower cubicle, a WC and two vanity sink units with light up and demisting mirrors over.

BEDROOM 2

3.45m x 4.00m (11'3" x 13'1")
 Another generous double bedroom with an outlook to the front enjoying the view of Afton Down and the gold course. A sliding pocket door leading to:

EN SUITE SHOWER ROOM

2.40m x 1.35m (7'10" x 4'5")
 Another very well appointed facility with suite comprising shower cubicle, WC and vanity wash basin with light up and demisting mirror over.

BEDROOM 3

3.55m x 3.30m (11'7" x 10'9")
 A good double bedroom with a similar outlook to the front as bedroom 2, across to Afton Down and the Gold Course.

FAMILY BATHROOM

2.10m x 2.40m plus walk-in shower (6'10" x 7'10" plus walk-in shower)
 Fitted with both a freestanding double ended bath as well as a fantastic walk-in shower recess. A C and vanity wash basin with light mirror and demisting mirror completes the suite.



OUTSIDE

The Firs is accessed through a pair of five bar gates onto a large gravelled driveway providing off road parking and turning space for around 8 cars as well as access to the large double garage. In addition there is a wide access to one side of the property providing ample space to park a boat or motorhome etc.

The large rear garden enjoys a westerly aspect and takes full advantage of the afternoon sun. The garden is mainly laid to lawn with a mixture of established hedging and fencing providing good privacy. Adjacent to the property is a fabulous entertaining terrace where you can sit and relax, enjoying the outlook over the garden and is ideal for Al Fresco living with ample space to dine and also to cook with an outdoor kitchen area complete with a bespoke outdoor fireplace adjacent to a sheltered area of the terrace.

DOUBLE GARAGE

5.35m x 7.30m (17'6" x 23'11")

A large double garage with an electric remote operated door, power/light and a range of useful fitted cupboards, drawers and timber work surface. An internal door leads into the main property. To the front of the garage, there is an external dual EV charger point, together with an outside water tap and external power points.

COUNCIL TAX BAND

F

EPC RATING

A

TENURE

Freehold

POSTCODE

PO40 9UA

VIEWING

Strictly by appointment with the selling agent, Spence Willard.



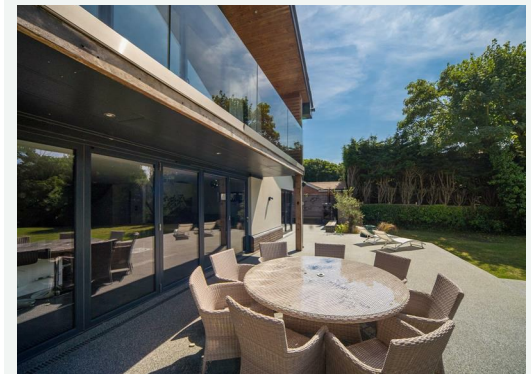


FIRST FLOOR



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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