

SPENCE WILLARD



Chequers Weston Lane, Totland, Isle of Wight, PO39 0HE

A delightful and substantial four bedroom detached property situated along this rural lane on the outskirts of Totland village. The property enjoys lovely views over local farmland and countryside to the rear and is set in large gardens with garage and ample parking.

VIEWING

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This chain free deceptively substantial home offers bright and airy accommodation set over two floors and designed to take full advantage of the surrounding countryside views. Ideal as a family home but with added potential to provide two separate areas of living space if desired.

As you come onto the drive from Weston Lane, at first glance you could be forgiven for thinking it is a bungalow with garage and detached workshop, but once you step into the entrance hall you soon realise there are two floors offering an abundance of room and including a kitchen, a side porch/utility room, a substantial living room with access to the large sun terrace, a dining room, a double bedroom, another smaller double currently used as a study plus a shower room on the top floor. An internal staircase then takes you to the lower garden level floor comprising a large kitchen/diner, a lounge with access to rear gardens, (previously used as another bedroom), another double bedroom, a bathroom plus a dry store, (ideal as a wine cellar perhaps.....

The property occupies a good size plot with some far reaching countryside and farmland views from both the garden and the substantial sun terrace and there is a summerhouse in the garden recently refurbished by the current owner with a number of uses as desired.

LOCATION

Weston Lane is a mix of older properties and more modern ones set in a semi-rural location. The nearest local shops can be found in Totland with its local shops, is within a few minutes walk together with the beach and Turf Walk in Totland Bay. A larger shopping centre is located in Freshwater Village a 5-6 minute drive away. There is access via local footpaths and bridleways to miles of beautiful downland and coastal walks nearby and a local pub a couple of minutes walk away. The harbour town of Yarmouth with its excellent sailing facilities and cross Solent ferry is within a ten minute drive with regular sailings to and from mainland via Lymington.

ENTRANCE HALL

A bright space with stairs down to lower ground floor and window to the rear with far reaching countryside views.

DINING ROOM

3.377 x 2.667 (11'0" x 8'8")

A pleasant room with window to the front, door to the kitchen and feature Burmese Teak panelling to the walls, which is purported to originally come from one of the state rooms on board the RMS Mauritania from 1906. Archway leading through to:

LIVING ROOM

7.056 x 3.610 (23'1" x 11'10")

Another light and airy room with windows to the south and west with glazed door to the large Sun Terrace. There is also a feature fireplace with log burner.

SUN TERRACE

12.2000 x 3.907 (40'0" x 12'9")

Partially rebuilt and extensively enhanced by the current owner to include addition of new access to and from the living room via glazed door, anti-slip wood flooring, safety glass panels to three sides and outside lighting. This really is a great entertaining space with some stunning and far reaching views across the surrounding countryside towards Headon Warren and ideal for some star gazing on a clear night if desired.

KITCHEN

3.382 x 3.013 (11'1" x 9'10")

Well fitted with a range of light oak fronted wall and base cupboards and fitted work surfaces with an inset one and a half bowl sink unit. There is a "Cuisinmaster" four gas burner with additional large burner for a Wok hob with two electric ovens and separate grill under. Tiled walls and a built-in airing cupboard with immersion heater controls. Windows to the front and a part glazed door leading to a side porch/utility with windows to the side and rear on short stone walls with door to the front. There is space and plumbing for a washing machine or dishwasher as desired.

BEDROOM 1

3.898 x 3.612 (12'9" x 11'10")

A light and airy double bedroom with some built-in wardrobe space and a window overlooking gardens to the rear.

STUDY/BEDROOM 2

3.379 x 2.812 (11'1" x 9'2")

A smaller double room currently used as a study with views to the front.

SHOWER ROOM

Suite comprising low level WC, vanity wash basin and a tiled and screened shower cubicle. Tiled floor, half tiled walls and a ladder style towel radiator. Window to the front and a feature window to the front.

LOWER GROUND FLOOR HALLWAY

Stairs to and from first floor, this substantial space is ideal as a study/office area with fitted book shelving. Doors off to

STORE ROOM

3.898 x 3.616 (12'9" x 11'10")

Previously used as a dark room before current owners took ownership, but extensively refurbished to provide a dry store ideal for wine lovers etc.

UTILITY AREA/SECOND KITCHEN

5.470 x 3.622 (17'11" x 11'10")

A large second kitchen or utility room which is well fitted with a range of modern wall and base cupboards, display cabinets and drawers with fitted work surfaces incorporating an inset sink unit. Space and plumbing for dishwasher and washing machine, space for a free-standing cooker. Tiled floor, tiled splash-backs and a window and door to the side leading to a pleasant seating area.

LOUNGE

5.459 x 3.923 (17'10" x 12'10")

Previously utilised as a double bedroom with window to the side and glazed sliding doors to the rear making it another great place to relax and access the gardens and outside patio.





BEDROOM 3

3.936 x 3.912 (12'10" x 12'10")

Another light and airy double bedroom overlooking rear gardens with built-in wardrobe space and sliding patio doors to gardens.

BATHROOM

Fitted with a suite comprising low level WC, vanity wash basin and a panelled bath with shower attachment over. Fitted bathroom cabinet and window to the rear.

OUTSIDE

The property is set in an idyllic semi-rural location with some far reaching countryside views to Headon Warren. To the front, there is a driveway from Weston Lane providing vehicular access to off-road parking and turning area for several cars and access to garage. The current owner has had a purpose built detached workshop/hobby room/office with power and light erected and the whole property is surrounded by mature gardens to the front side and rear which are mainly laid to lawn with a number of well established plants, trees and shrubs including apple, pear and plum trees, and a recently refurbished wood built summerhouse and a greenhouse. In the lower garden there is also a very useful large stone built storeroom off-set under the garage with ample storage currently utilised for housing a sit and ride mower and dry logs for log burner. This store also has power and light.

GARAGE

6.264 x 3.431 (20'6" x 11'3")

Benefitting from having power and light, an up and over door, windows to the side and rear, a handy work bench and a gas boiler for the central heating.

COUNCIL TAX BAND

D

EPC RATING

C

VIEWING

Strictly by appointment with the sole selling agent Spence Willard.





Chequers



GROUND FLOOR



LOWER 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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