

SPENCE WILLARD



Little Easton, Easton Lane, Freshwater Bay, Isle of Wight

# *A fabulous three bedroom detached home tucked away in large gardens approaching an acre and backing on to Afton Nature Reserve.*

VIEWING

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Constructed in 1984, this property has been designed and built to appear to be older both inside and outside with the clever fusion of reclaimed and modern materials of the time creating its character look and feel whilst using modern building methods. The combination of the light buff bricks and well appointed stonework to all elevations combined with multipaned windows and a slate tiled roof shows the quality and attention to detail in creating this visually appealing home. On entering you are immediately aware of its character feel with the large oak cross beam and support post to the reception hall together with the quarry tiled floor and impressive brick fireplace with its decorative cast iron grate inset. A large window between the two floors with coloured glass insets floods a kaleidoscope of light into the space. The two main reception rooms both enjoy an outlook to the rear and feature beams to the ceiling as well as another attractive brick fireplace with inset wood burning stove to the sitting room. A generous kitchen/breakfast room features another chimney with an inset cream electric AGA cooker as well as a bay window to the front and a fabulous old rustic pine dresser to the recess providing ample storage. To the first floor there are three generous double bedrooms, one of which leads out to a large balcony terrace to the rear and also features a fireplace with wood burning stove. Another bedroom features a charming walk-through dressing room area with wash basin and the remaining bedroom is a large well proportioned space. A family bathroom completes the first floor. Outside,

#### **LOCATION**

Neatly set back off Easton Lane, the property enjoys a back drop of a protected natural environment and footpaths close by provide access through the adjacent Nature Reserve to the popular beach in Freshwater Bay with the recently refurbished Albion Hotel. In addition, there is access to miles of downland and coastal walks from Tennyson and High Down through to Afton Down where some truly stunning scenery can be enjoyed as well as the 18 hole golf course. The Tennyson Trail, across this downland from the Needles, leads through the West Wight in to Carisbrooke and Newport and is ideal for keen mountain bikers, ramblers or horse riding. The amenities in Freshwater village are within half a mile and closer is the local Orchard Brothers general store together with the Piano Cafe, Dimbola Lodge photographic museum and the delightful thatched church of St Agnes. A couple of miles away is the historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal with train links from Lymington & Brokenhurst to London.

#### **RECEPTION HALL**

5.00m x 4.60m (16'4" x 15'1")

A generous and welcoming space featuring a brick fireplace with a decorative cast iron inset as an attractive focal point.

**CLOAKROOM**

with WC and wash basin.

**SITTING ROOM**

5.10m x 5.30m (16'8" x 17'4")

A large and well proportioned room with an outlook over the rear garden and featuring a brick fireplace housing a wood burning stove.

**DINING ROOM**

4.90m x 3.15m (16'0" x 10'4")

Another good sized reception room opening through to the kitchen/breakfast room with ample space for a large family dining table and chairs and enjoying a dual aspect over the gardens.

**KITCHEN/BREAKFAST ROOM**

5.10m x 3.45m (16'8" x 11'3")

Featuring a bay window to the front and an outlook to the side together with a stable door as well as a brick chimney recess with an inset electric AGA cooker. In addition, there is space for an everyday table and chairs, a run of base cupboards/drawers with double drainer sink unit providing storage together with a fabulous rustic pine dresser recessed to the side of the AGA.

**FIRST FLOOR LANDING****BEDROOM 1**

4.50m x 3.05m (14'9" x 10'0")

A large double bedroom with a window looking on to the balcony roof terrace.

**BEDROOM 2**

5.30m x 3.00m (17'4" x 9'10")

Another large double bedroom with a fireplace to the corner fitted with a wood burning stove and featuring a glorious outlook over the rear garden. A door leads out to a balcony roof terrace 5.35m x 4.60m (17'6" x 15'1") where you can sit and enjoy the outlook over the gardens.

**BEDROOM 3**

3.05m x 2.40m (10'0" x 7'10")

A dual aspect double bedroom accessed via:

**WALK-THROUGH DRESSING ROOM**

2.60m x 2.30m (8'6" x 7'6")

with fitted wash basin and featuring a dual aspect.

**BATHROOM**

3.00m max x 2.10m (9'10" max x 6'10")

with suite comprising WC wash basin and bath.

**OUTSIDE**

Little Easton is set in fabulous grounds/gardens approaching an acre which back directly on to the protected Afton Nature Reserve. To the front is a graveled driveway approached via a five bar gate providing ample off road parking for several cars as well as access to the substantial garage. There is a wonderful original granary outbuilding to the front which offers great potential to be converted into a home office or studio if required. Bordering a substantial stone boundary wall to the front is a thriving Wisteria together with an abundance of established plants and shrubs as well as a wide range of spring bulbs. There is a further graveled area to one side of the property affording space to park another vehicle. To the other side of the property is a lawned area of garden screened to the side by an established hedge and featuring further plants and shrubs as well as a brick sweeping pathway through to an expansive lawn to the rear and eventually through to a large and partly stone walled vegetable garden. The rear lawn is bordered by established planting and also feature a large garden pond. Beyond the lawn there is access through to a woodland area which leads down to Afton Nature Reserve and creates good privacy as well as being a haven for wildlife from Barn Owls to Red Squirrels and more.





**GARAGE**

9.20m x 4.60m (30'2" x 15'1")

A substantial garage with a wide sweeping entrance door opening into a generous space with a part vaulted ceiling. There is ample space for a large vehicle as well as room to work and space to store.

**COUNCIL TAX BAND**

F

**EPC RATING**

G

**TENURE**

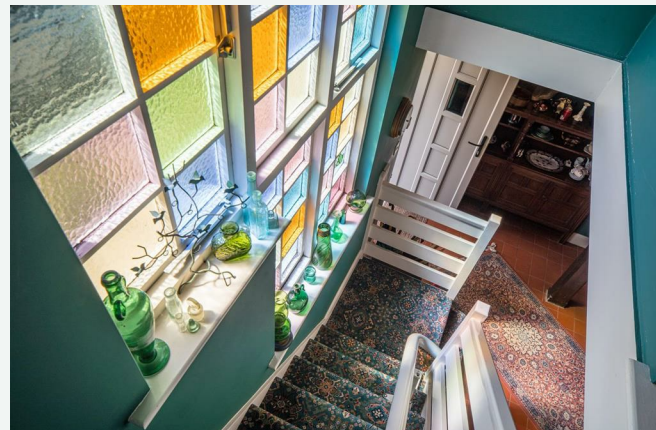
Freehold

**POSTCODE**

PO40 9QR

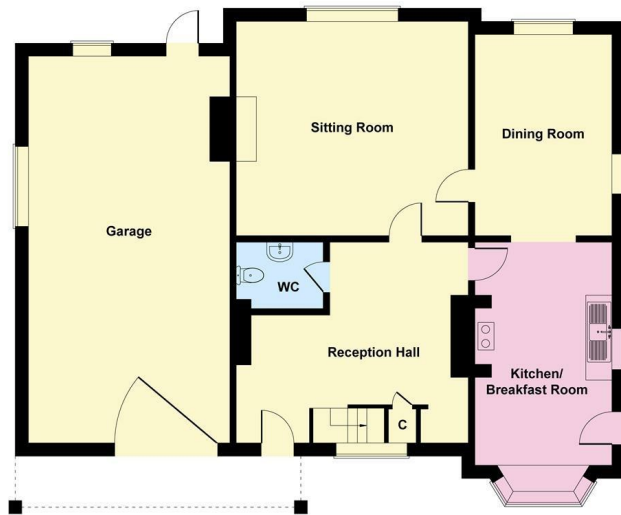
**VIEWING**

Strictly by appointment with the selling agent Spence Willard.





## Little Easton

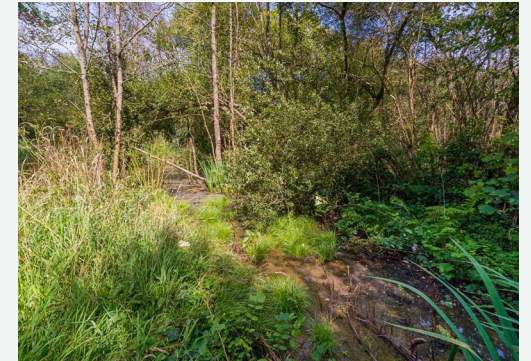


GROUND FLOOR



FIRST 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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