

SPENCE WILLARD



Brackendale, Fine Lane, Shorwell, Isle of Wight

A very well presented and spacious detached four bedroom bungalow located along a quiet lane in a characterful West Wight village.

VIEWING

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The property features well proportioned accommodation which has been modernised in recent times to provide a very comfortable home with four double bedrooms making it ideal for families or couples wanting overspill space for visitors or hobby space. There are is a welcoming entrance hall way with attractive 'Amtico' flooring which seamlessly flows through to the well appointed kitchen/dining room with integrated appliances including a range cooker and enjoys an access and outlook over the rear garden. A generous lounge to the front features an open fireplace and large bay window. The four bedrooms are all of a good size and the stylish family bathroom is fitted with a modern suite comprising a corner shower cubicle, a modern vanity wash stand with counter top basin, a freestanding double ended bath, WC and a fabulous contemporary towel radiator as well as underfloor heating. The accommodation features double glazed windows and doors, oak paneled interior doors and is warmed by an oil fired central heating system with radiators in all rooms. Outside, there are gardens to the front and rear with ample off road parking for four cars to the front. The rear garden features a good sized patio terrace and is beautifully planted with an array of plants and shrubs providing good colour throughout the Spring and Summer.

LOCATION

Tucked away along a quiet lane, the property is accessible to the picturesque village centre with its popular public house, The Crown Inn, as well as its attractive church and range of stone character cottages. Within the village there is a parish hall hosting community events as well as a recreation ground close by together with 'The Beef and Berry' shop, just around the corner at Stone Place Farm. There are footpaths and bridleways around the village which provide access to miles of beautiful countryside and scenery ideal for walkers, mountain biking or horse riding. The neighbouring village of Brighstone offers further shops and a doctors surgery, together with a primary school and is a short drive or bus journey away using the number 12 bus route. The Island commercial centre of Newport offers a wider range of shops and amenities and is approximately 5 and also accessible on the same bus route.

ENTRANCE PORCH

2.00m x 1.77m (6'6" x 5'9")

Leading to:

RECEPTION HALL

355m x 1.40m (116'4"8" x 4'7")

Featuring attractive 'Amtico' flooring.

LOUNGE

4.98m x 4.15m (16'4" x 13'7")

A well proportioned reception room with an oriel bay window to the front flooding light into the room as well as an open fireplace.

KITCHEN/DINING ROOM

7.50m x 3.00m max (24'7" x 9'10" max)

A smart and well fitted space which enjoys an outlook and access out to the rear garden and patio terrace. The kitchen area has been well fitted with a range of modern cupboards, drawers and work surfaces incorporating and inset one and half bowl sink unit, a dishwasher and washing machine. In addition there is an electric 'Rangemaster' range cooker with a stylish cooker hood over and space is allowed for a freestanding tumble dryer and a neat recess for a side by side fridge/freezer. Continuing through to the dining area with the same 'Amtico flooring, there are more recessed cupboards matching the kitchen providing further valuable storage.

BEDROOM 1

4.55m x 3.00m (14'11" x 9'10")

A bright and generous double bedroom enjoying a dual aspect and overlooking the rear garden.

BEDROOM 2

3.14m x 3.00m (10'3" x 9'10")

A double bedroom with an outlook to the front.

BEDROOM 3

3.14m x 2.70m (10'3" x 8'10")

Another good double bedroom overlooking the front garden.





BEDROOM 4

4.10m x 2.34m (13'5" x 7'8")

A double bedroom with an outlook to the front.

FAMILY BATHROOM

2.99m x 1.93m (9'9" x 6'3")

A very well appointed facility with stylish fixtures and fittings comprising a corner shower cubicle, WC, a modern vanity wash stand with counter top basin, a freestanding double ended bath with separate pillar tap incorporating a hand held shower rinse head. The floor and walls are tiled and feature underfloor heating and a fabulous contemporary towel radiator.

OUTSIDE

To the front of Brackendale is a good sized garden partly screened from the road by established planting. There is block paved driveway providing good off road parking for several cars, bordered by a lawn and stocked flower/shrub beds. A gated side access leads around the property to the rear garden.

The rear garden is enclosed by fencing and is stocked with a good variety of plants and shrubs and a Bramley apple tree providing a colour through the Spring and Summer. A large patio terrace is located adjacent to the property and leads onto a central lawn with a garden pond beyond. To one side there is a useful block built workshop/store 4.37m x 2.45m (14'4" x 8'0") with an additional timber store 3.40m x 2.40m (11'1" x 7'10") adjacent.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO30 3JY

VIEWING

Strictly by appointment with the selling agent Spence Willard.





Brackendale



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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