

SPENCE WILLARD



Odell Cottage, Victoria Road, Freshwater, Isle of Wight

A fabulous three bedroom semi-detached Victorian family home on the fringes of Freshwater Bay and set in wonderful landscaped gardens, designed by a local garden designer.

VIEWING

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The property has been tastefully refurbished in recent years to provide a comfortable and stylish home with great care taken to enhance the Victorian character feel as well as incorporating some more modern features including the use of sliding sash double glazed windows, a refurbished kitchen and bathroom with traditional styling and the creation of an en suite shower room to the main bedroom. The lounge features a wonderful wood burning stove and the addition of bi-folding doors to the kitchen/dining room opens the property to the outside space. There is a generous entrance hall with a cloakroom leading off together with a good sized lounge and spacious kitchen/dining room to the ground floor and three generous bedrooms, one with an en suite as well as a family bathroom to the first floor. The accommodation is warmed by modern electric radiators and complimented by the wood burning stove. Outside, there are gardens to the front and rear with ample off road parking to the front. The fabulous west facing rear garden has been thoughtfully and beautifully designed and landscaped to create a number of offset terraces some laid to lawn, shingle or just flower/shrub beds. A large paved entertaining terrace sits adjacent to the property and there are a further areas to sit and relax.

LOCATION

Victoria Road is located a short stroll of the local shops and amenities in Freshwater Village and also within easy reach of the amenities in Freshwater Bay including The Piano Cafe, Orchard Brothers general store and the newly refurbished Albion Hotel, together with Dimbola Lodge and The Farringford. In addition, there is access, via a network of local footpaths and bridleways, to miles of downland and coastal walks providing some truly stunning coastal scenery as well as the protected Afton Nature Reserve, which is close by. The beach and seafront at Freshwater Bay is around half a mile away and on the outskirts of the bay is the 18 hole golf course. There is a mainland ferry terminal in Yarmouth which is around 5-6 minutes' drive away offering regular crossings to and from mainland UK via Lymington.

ENTRANCE HALL

CLOAKROOM

A useful facility with WC and wash hand basin.

LOUNGE

4.50m into bay x 3.70m max (14'9" into bay x 12'1" max)

A good sized room with a wonderful large bay window flooding light into the space and featuring smart wood effect flooring. A fireplace with fitted wood burning stove creates a fabulous focal point, complimented by recess shelving and storage to either side.

KITCHEN/DINING ROOM

6.20m x 3.55m (20'4" x 11'7")

A fabulous and bright dual aspect space with ample room for a dining table and chairs as well as a seating area. The bi-folding doors open the room up to the glorious westerly facing landscaped gardens with various patio areas taking full advantage of the afternoon sun. The kitchen area features a range of smart modern cupboards, and drawers with a traditional feel and boasting granite work surfaces incorporating a fabulous butler sink. There is also an integrated dishwasher and washing machine, together with space for a fridge/freezer and recess for a range cooker and cooker hood.

FIRST FLOOR LANDING

with access to the loft space complete with a fold down timber ladder.

BEDROOM 1

3.70m x 3.65m (12'1" x 11'11")

A large double bedroom with a window to the front offering an outlook to Afton Down.

EN SUITE SHOWER ROOM

2.30m x 1.20m (7'6" x 3'11")

Well fitted and comprising of a neatly recessed vanity wash basin, a corner WC and a good sized shower cubicle.

BEDROOM 2

3.60m x 3.60m (11'9" x 11'9")

A generous double bedroom with fitted wardrobe cupboards and an outlook over the rear garden.

BEDROOM 3

3.60m x 2.45m (11'9" x 6'6", 14'7")

Another good bedroom with an outlook over the rear garden.

BATHROOM

2.30m x 1.98m (7'6" x 6'5")

A well appointed facility comprising a modern suite with a period style in keeping with the property. There is a high level WC, pedestal wash basin and a Victorian style roll top bath with a shower unit over and complimented by a smart side screen and metro style tiling. A decorative towel rail also adds to the period feel.





OUTSIDE

The gardens are a particularly attractive feature to the property and have been imaginatively landscaped to create a wonderful area for relaxation. To the front, there is ample off road parking for several cars as well as the opportunity if required to create further vehicular access along the side into the rear garden.

The rear garden, designed by a local garden designer, enjoys a westerly aspect and takes full advantage of the afternoon and evening sun. It has been landscaped to comprise geometric offset terracing with integrated wiring for garden lighting and allows for a variety of textured finishes from shingle, attractive paving, lawn and well stocked flower/shrub beds. Adjacent to the house is a large Indian Sandstone paved terrace, ideal for entertaining with fitted bench seating and as you make your way to the top of the garden there is another area with decking and shingle offering further space to sit and relax which also features raised vegetable beds too. In addition, there is good storage in the garden with a timber garden shed with power, as well as useful log stores incorporating another small store.

COUNCIL TAX BAND

D

EPC RATING

E

TENURE

Freehold

POSTCODE

PO40 9PP

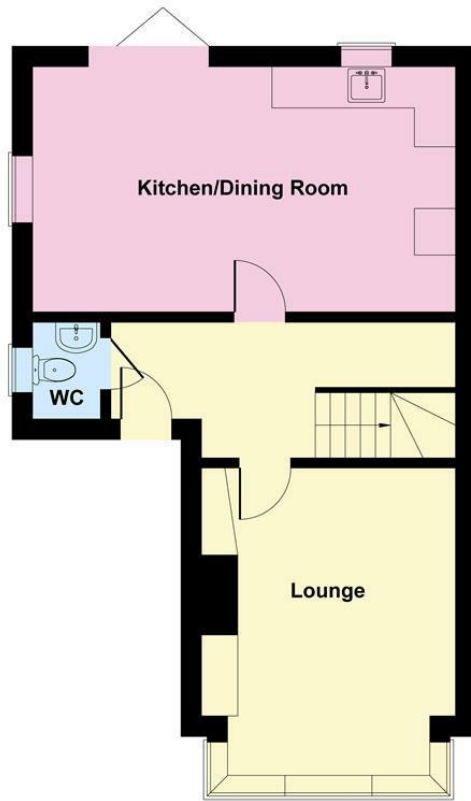
VIEWING

Strictly by appointment with the selling agent Spence Willard.





Odell Cottage



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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