

SPENCE WILLARD



Warren End, Cliff Road, Totland Bay, Isle of Wight

An immaculately presented detached, split level four bedroom bungalow set in attractive gardens with outstanding sea views across the Western Solent.

VIEWING

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This stylish property has been significantly upgraded and extended by the current owners and now provides a beautiful home offering well proportioned accommodation which has been well thought out to take full advantage of the glorious outlook to the rear. More recently, the clever mix of Hardie Plank cladding combined with K-Rend silicon rendering creates an aesthetically pleasing look to the exterior and this feel continues through to the internal space with the use of light floor covering and soft neutral tones throughout. An extended and stylishly appointed kitchen features a fabulous vaulted ceiling with glazed gable end flooding ample light into the room. The adjoining dining room links through to a fine conservatory offering a glorious outlook over the garden to the sea beyond. To the first floor, there is a well proportioned living room with doors leading out to a glazed balcony where you can sit and enjoy the wonderful sea view. There are four generous bedrooms split over three levels with the master bedroom enjoying an outlook to the sea and featuring ample built-in storage together with a generous en suite with full sized bath. Another well appointed shower room adds to the property's facilities. To the lower ground floor area is a large integral garage with electric door and an extremely useful utility room. Outside, the beautifully planted and managed gardens have been delightfully landscaped and provide different areas to sit, relax or entertain with a variety of useful outbuildings too.

LOCATION

The local beach and esplanade in Totland Bay is within walking distance, where one can enjoy a quiet relaxing time on the beach or visit the 'Waterfront' restaurant, which provides a lovely place to sit and take in the view and enjoy the renowned, stunning sunsets. Totland village centre is also within a few hundred yards walk where there is a range of local shops. There is a wider range of shops, services and amenities in Freshwater village centre which is approximately a mile away and the historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities, is within just a ten minute drive.

ENTRANCE HALL

A wide and welcoming hallway with two useful built in cupboards for coats and shoes.

KITCHEN

3.65m x 2.65m (11'11" x 8'8")

A well appointed and stylish space with vaulted ceiling featuring high level glazed gable windows flooding light into the room. The smart, modern high gloss white cupboards and drawers together with light mirror chip quartz work surfaces add to the feeling of quality and cleverly incorporate a breakfast bar which enjoys a fabulous sea view through the wall to wall sliding window. An integrated sink and range of appliances including a dishwasher, microwave, eye level electric oven and ceramic hob with extractor over create a practical cooking environment.

DINING ROOM

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

A well proportioned reception room leading through to the conservatory and enjoying a view through to the gardens and Western Solent.

CONSERVATORY

3.35m x 3.00m (10'11" x 9'10")

A wonderful viewpoint opening on to the gardens with an outlook to the sea and mainland coastline beyond.

BEDROOM 1

4.70m x 3.75m (15'5" x 12'3")

A large double bedroom with an abundance of useful fitted wardrobes combining shelves and hanging rails. French doors lead out to a sheltered paved patio area.

EN SUITE BATHROOM

Fitted with a smart, modern suite comprising of a bath with shower over, WC and a vanity wash basin.

BEDROOM 3

3.50m x 2.50m (11'5" x 8'2")

A double bedroom with useful fitted wardrobes.

SHOWER ROOM

2.50m x 2.35m (8'2" x 7'8")

An ample room fitted with a good sized quadrant shower cubicle and an entire wall of vanity cupboard and drawers incorporating both the wash basin and WC.

FIRST FLOOR

Leading to the Living Room and Bedroom 2.

LIVING ROOM

4.80m x 4.55m (15'8" x 14'11")

This bright and airy room benefits from a slightly more elevated view and leads out to a fabulous balcony with glass balustrades to maximise the sea views and of course the glorious sunsets that this coastline enjoys.

BEDROOM 2

4.55m x 3.25m (14'11" x 10'7")

Another generous double bedroom with an outlook to the front.

LOWER GROUND FLOOR

The inner hallway provides access to both Bedroom 4/Study and the integral garage and also features a walk-in pantry cupboard adorned with ample shelving.

BEDROOM 4/STUDY

3.60m x 2.20m (11'9" x 7'2")

A generous single room with built-in wardrobe cupboard and featuring an oriel window to maximise the light and outlook across the garden.





UTILITY ROOM

3.60m x 2.30m (11'9" x 7'6")

A very practical sized utility room with space for appliances including a washing machine and tumble dryer. There is a fitted sink unit, work surface and a range of wall cupboards providing good storage. A similar oriel window to Bedroom 4 provides good light and a side door leads out to the garden. The wall mounted gas central heating boiler is neatly concealed behind a fitted cupboard.

INTEGRAL GARAGE

5.35m x 4.55m (17'6" x 14'11")

A good sized garage with power/light and side window and an electronic roller door.

OUTSIDE

The gardens of the property are a particularly attractive feature and take full advantage of the glorious Westerly rear aspect and coastal outlook to the sea and mainland coastline beyond. To the front, Warren End is approached via an attractive block paved 'In and Out' driveway offering good access to the integral garage and ample parking. There are beautifully manicured beds and borders and a gated side access leads through to the side and rear gardens. Leading off the side pathway is a sheltered secret garden to the side offering good privacy and seclusion and featuring a summer house overlooking a Mediterranean style courtyard garden with central water feature and tastefully planted raised beds and borders. A gated access leads from here to the rear garden which features a good sized lawned area bordered by plants and shrubs together with another summer house with adjoining decking and a coastal beach style shingled patio area alongside ideal for gatherings and BBQs. Gentle steps and a pathway lead from the BBQ area to the conservatory and a sheltered sandstone paved patio terrace adjacent.

COUNCIL TAX BAND

F

EPC RATING

C

TENURE

Freehold

POSTCODE

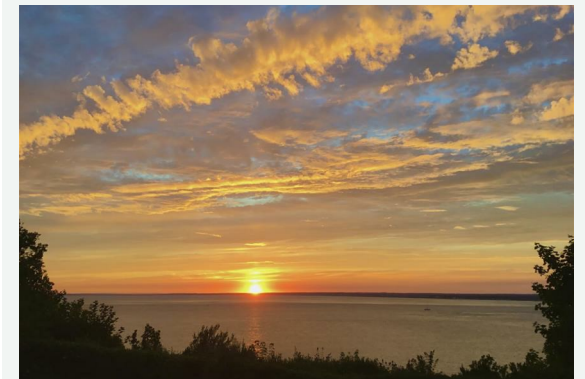
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VIEWING

Strictly by appointment with the selling agent Spence Willard.







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