

SPENCE WILLARD



16 Dall Square, Freshwater, Isle of Wight, PO40 9AR

A detached modern four bedroomed home, (one ensuite), with garage and parking in the heart of Freshwater Village.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A detached four bedroom house built early 2000's includes a garage and is located on the fringes of Freshwater Village. This deceptively spacious and well presented home offers a wide entrance hall with cloakroom & WC, a large kitchen dining room with a high end specification kitchen, a substantial living room plus a small conservatory. Moving upstairs, the galleried landing leads to three double bedrooms of which one has ensuite facilities, a good sized single bedroom and a family bathroom.

Outside there is a single semi-detached garage opposite the house with parking. There is pedestrian access down the side of the house via gated access to a landscaped rear garden which includes patio and barbecue area, a raised patio/seating area and a Lushington built workshop with power and light. There is also rear access to Longhalves Lane which offers numerous walks to Golden Hill Fort, Country park, The Causeway with walks to Yarmouth via the old railway line and various local shops and amenities.

LOCATION

Dall Square was built circa 2000 and offers a mix of houses in a cul-de-sac location in the heart of Freshwater Village. The village itself has a good mix of branded supermarket chains and bespoke shops, a variety of eateries, a library, a sports centre with indoor swimming pool and a health centre. The seafronts at Colwell bay, Totland bay and Freshwater Bay are also nearby. There are good local road links to the rest of the island and the nearest ferry to and from mainland UK can be found at nearby Yarmouth which is 5-6 minute drive away with regular crossings to and from Lymington for both foot passengers and vehicles.

HALL

Access to and from the outside via main entrance with stairs to first floor and access to:

CLOAKROOM

There is a WC and wash hand basin plus an airing cupboard. Extractor fan.

KITCHEN/DINING ROOM

6.480 x 3.260 (21'3" x 10'8")

The current owners have had a high-end kitchen installed which includes bespoke solid Granite work surfaces, Neff appliances including a five burner gas hob, double oven and grill etc, additional matching storage units at dining room end and space and plumbing for an American Style fridge/freezer. One of the matching wall mounted cupboards houses a gas central heating and water boiler. Dual aspect windows allow for plenty of natural light.

LIVING ROOM

6.480 x 3.785 (21'3" x 12'5")

The living space is deceptive with room for a three-piece suite and another table and chairs or computer desk etc as desired and there is a window to the rear plus glazed inner door to rear conservatory and gardens.

CONSERVATORY

3.490 x 1.805 (11'5" x 5'11")

Windows to three sides and glazed door to lower patio and barbeque area.

FIRST FLOOR LANDING

Access to and from the ground floor via staircase with galleried landing and doors off to

BEDROOM ONE

3.480 x 3.270 (11'5" x 10'8")

A double bedroom with built-in wardrobes and windows to front and side. Internal door to

ENSUITE

1.935 x 1.580 (6'4" x 5'2")

Comprising a shower, WC and wash hand basin with window to side and extractor fan upgraded in 2024.

BEDROOM TWO

3.815 x 3.055 (12'6" x 10'0")

Another double bedroom with window to the rear.

BEDROOM THREE

3.260 x 2.880 (10'8" x 9'5")

A smaller double bedroom with window to the front.

BEDROOM FOUR

3.295 x 2.035 (10'9" x 6'8")

A single bedroom with window to the rear.





FAMILY BATHROOM

1.941 x 1.930 (6'4" x 6'3")

Comprising a panel bath with shower over, a WC and wash hand basin.. Extractor fan.

GARAGE

Situated almost opposite the front of the house with up and over door and parking space in front.

OUTSIDE

There is access down the side to main entrance and gated access to rear with landscaped gardens. The lower end offers seating areas and a brick built barbecue area is also on the lower level. The raised tier has another seating area ideal for alfresco dining and a grassed area. There is also a Lushington built workshop with power and light plus rear access to Longhalves which is a pedestrian walkway ideal for taking your dog out to nearby Golden Hill Fort Country Park and surrounding areas.

TENURE

Freehold

COUNCIL TAX BAND

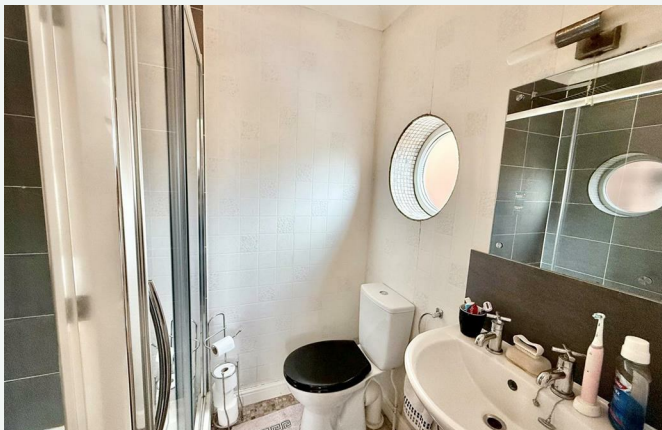
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EPC RATING

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VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater

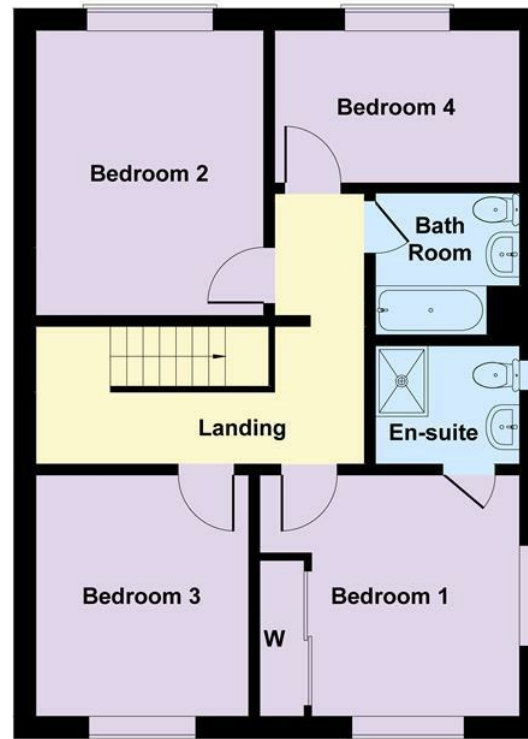




16 Dall Square



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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