

SPENCE WILLARD



Hanago, Norton Green, Isle of Wight

A well presented three bedroom detached home, set in the heart of a sought-after hamlet nestled between Freshwater and Yarmouth and enjoying a large garden, perfect for those seeking a peaceful yet well-connected location.

VIEWING

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This impressive home offers well-proportioned and smartly presented accommodation, thoughtfully designed for modern living. Highlights include a spacious kitchen/dining room with an island unit, a generous lounge featuring a wood-burning stove, and a versatile lean-to utility area. The property boasts three good bedrooms, a family bathroom, and a convenient ground floor cloakroom. Modern comforts include gas central heating via an efficient boiler replaced in November 2022, double-glazed windows throughout and an EV charging point. Externally, the home benefits from attractive front and rear gardens, ample off-road parking on the driveway and a detached garage. The beautifully landscaped rear garden offers a sense of privacy and tranquillity, complete with a stunning decked terrace at the far end, perfect for relaxing and entertaining while enjoying views over the surrounding fields.

LOCATION

Norton Green is a charming and picturesque hamlet, known for its characterful homes, much of which lies within a designated Conservation Area. Surrounded by open fields, the setting offers a peaceful and scenic backdrop, adding to the appeal of this unique location. Conveniently positioned between the village of Freshwater and the historic harbour town of Yarmouth, the area provides easy access to a range of local shops, amenities, and the mainland ferry terminal, just a short drive in either direction. Yarmouth's excellent sailing facilities are an appealing attraction, complemented by a selection of highly regarded pubs and eateries in the general area. The surrounding area also offers an abundance of natural beauty, with several nearby beaches and a network of stunning downland and coastal walks, including the popular Golden Hill Country Park.

ENTRANCE HALL

A good sized space with stairs leading off and understairs storage and attractive wood effect flooring which continues through to the lounge and kitchen/dining room.

CLOAKROOM

With WC and corner wash hand basin.

LOUNGE

6.60m x 3.65m (21'7" x 11'11")

A generous reception room offering an outlook to both the front and rear and access out to the rear garden. A fireplace features a fitted wood burning stove and provides an attractive focal point. There is potential for the lounge to open through to the kitchen dining room if desired.

KITCHEN/DINING ROOM

5.55m x 3.90m max (18'2" x 12'9" max)

A fabulous family space offering ample space for a dining table and chairs together with an island unit incorporating a breakfast bar and a range of smart cupboards and drawers complimented by solid oak work surfaces creating a stylish modern feel. The numerous cupboards and drawers offer modern storage solutions including a pull out larder and corner storage unit, integrated waste bins and large pan drawers incorporating further hidden pull-out cutlery drawers. The built-in cooking facilities are neatly integrated and comprise an eye level electric double oven and an induction hob located in the island. In addition, there is a one and a half bowl sink unit and space for a dishwasher and a freestanding fridge/freezer.

UTILITY AREA

3.50m x 2.17m (11'5" x 7'1")

A useful space overlooking the rear garden and featuring a tiled floor and plumbing for a washing machine.

BEDROOM 3

3.00m x 2.50m (9'10" x 8'2")

A good double aspect room useful as either a third bedroom or even a study/home office.

FIRST FLOOR LANDING

with a built-in linen store cupboard.

BEDROOM 1

3.55m x 4.25m (11'7" x 13'11")

A generous double bedroom with ample storage to the eaves and an attractive outlook over Norton Green to the front.

BEDROOM 2

4.25m x 3.76m (13'11" x 12'4")

Another generous double bedroom with similar outlook to the front and offering further storage to the eaves as well as a wardrobe leading through to the eaves.

BATHROOM

with suite comprising a WC, vanity wash basin and bath with shower tap attachment over.





OUTSIDE

At the front of the property, there is a generously sized garden, predominantly laid to lawn and attractively planted with a selection of plants and shrubs. To one side is a substantial resin-coated driveway providing ample off-road parking, complete with an EV charging point and access to the DETACHED GARAGE 18' 9" x 11' 2", which features an up-and-over door, windows, and a rear access door leading to the garden.

The expansive rear garden enjoys a high level of privacy, enclosed by a combination of fencing and hedging. It is mainly laid to lawn and thoughtfully landscaped with a rich mix of plants, trees, and shrubs. A stunning split-level timber deck at the far end of the garden provides a perfect space for entertaining or relaxation while taking in the beautiful views over the open fields beyond. Additional features include a patio terrace directly behind the house, a greenhouse, and a timber garden shed.

COUNCIL TAX BAND

D

EPC RATING

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TENURE

Freehold

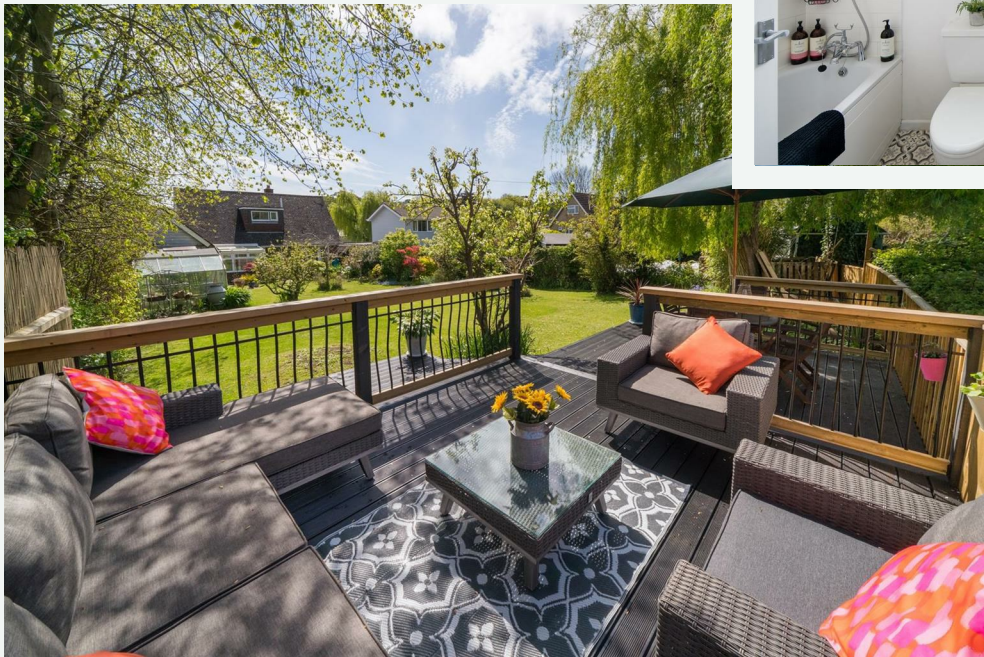
POSTCODE

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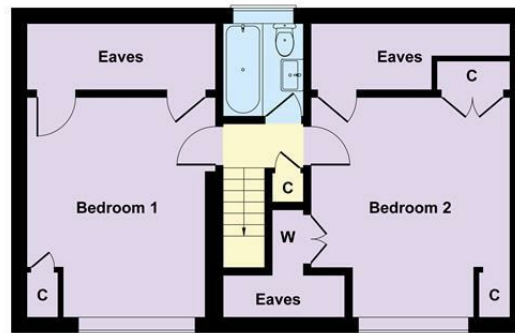
VIEWING

Strictly by appointment with the selling agent, Spence Willard.





Hanago



FIRST FLOOR



GROUND 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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