

SPENCE WILLARD



Littencot, Cliff Road, Totland Bay, Isle of Wight

A spacious detached four bedroom modern home located on the coastal outskirts of Totland Bay with ample parking, garage and landscaped gardens.

VIEWING

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The property has been extended and upgraded by the current owners to provide a comfortable home with many of the comforts of modern living. To the ground floor there is a large living room with wood burning stove and bi-folding doors leading out to the garden as well as a generous kitchen/dining room with both a utility room and garden room leading off. In addition, a useful ground floor double bedroom with en suite gives good flexibility to the accommodation. To the first floor, the master bedroom has an en suite bathroom as well as doors out to a balcony terrace enjoying the local scenery across to the Western Solent. A further two good bedrooms and a family bathroom complete the first floor space. Outside, there is ample off road parking and a detached garage together with landscaped gardens offering a variety of places for relaxation and entertaining.

LOCATION

Located at the upper end of Cliff Road and is within a few hundred yards of the beach in Totland Bay renowned for its wonderful sunsets and featuring The Waterfront public house and Bay Cafe as well as The Hut coastal restaurant just around the point in Colwell Bay. Close by is access via local footpaths to miles of downland and coastal walks where some of the Islands most impressive scenery can be enjoyed. There are a number of local shops and amenities in the area both in Totland and Freshwater village centres and the vibrant and historic harbour town of Yarmouth is located less than 10 minutes' drive which has a full range of services and a regular mainland vehicular ferry link/train connection to London at the Lymington terminal.

ENTRANCE HALL

A welcoming space with stairs leading off and housing a recessed shelved storage cupboard housing a 'Worcester' gas central heating boiler.

CLOAKROOM

with WC and vanity wash basin.

LIVING ROOM

5.75m max x 6.40m (18'10" max x 20'11")

A large reception room featuring a corner wood burning stove and offering fabulous space with bi-folding doors flooding light in and opening the room up to the garden and onto an attractive paved patio terrace.

KITCHEN/DINING ROOM

8.35m x 3.25m max (27'4" x 10'7" max)

A wonderful space with ample space for a family dining table and chairs to one end and a well designed kitchen are comprising ample oak fronted storage cupboards, drawers and granite work surfaces incorporating a breakfast bar area. There are a number of integrated appliances including a dishwasher, a microwave and an integrated fridge/freezer as well as a freestanding dual fuel 'Rangemaster' cooker with double cooker hood over.

UTILITY ROOM

2.95m x 1.64m (9'8" x 5'4")

A useful area with ample shelving, fitted work surface incorporating a sink and space for a washing machine and tumble dryer..

GARDEN ROOM

5.40m x 2.90m (17'8" x 9'6")

A great room accessed from the kitchen/dining room providing further living space with oak flooring and overlooking the gardens with doors out to a raised decking.

BEDROOM 4

3.55m x 4.15m (11'7" x 13'7")

A large and very useful ground floor double bedroom.

EN SUITE SHOWER ROOM

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

A generous facility with suite comprising a walk-in shower cubicle, WC and vanity wash basin.

FIRST FLOOR LANDING

MASTER BEDROOM 1

4.45m x 3.95m (14'7" x 12'11")

A large double bedroom enjoying a dual aspect to the rear and side with door opening onto a good sized balcony terrace where you can relax and enjoy the view over Totland to the sea.

EN SUITE BATHROOM

3.95m x 1.90m (12'11" x 6'2")

with suite comprising WC, wash basin, bath and a separate shower cubicle.

BEDROOM 2

4.40m x 3.20m (14'5" x 10'5")

A generous double bedroom enjoying a southerly aspect.





BEDROOM 3

3.15m x 2.65m (10'4" x 8'8")

A good bedroom with an outlook to the rear.

FAMILY BATHROOM

3.15m x 2.15m (10'4" x 7'0")

A well appointed facility fitted with a suite comprising WC, wash basin, bath and a good sized separate shower cubicle.

OUTSIDE

The front area of garden is enclosed and features a five bar gated access onto a block paved driveway and parking area with turning space and access to a generous detached garage 6.60m x 3.70m (21'7" x 12'1") with up and over door, power/light, water tap, radiator and a vaulted ceiling. There is gated access both sides to the rear garden.

The rear garden has been thoughtfully landscaped using different materials arranged in a variety of terraces from lawns to paving, decking and shingle all interconnecting with pathways and steps and providing a number of different areas for relaxation or entertaining. The garden is well stocked with a variety of plants and shrubs and features a insulated timber workshop 4.75m x 3.90m (15'7" x 12'9") with power/light and a fixed electric wall heater.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

POSTCODE

PO39 0EW

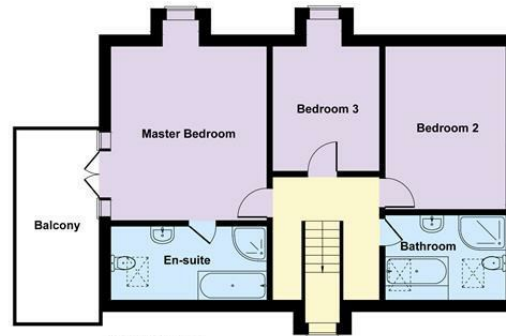
VIEWING

Strictly by appointment the selling agent Spaces Willard





Littencot



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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