

SPENCE WILLARD



Brookvale Cottage, 89, School Green Road, Freshwater, Isle of Wight

A deceptively spacious detached home set over three storeys located in Freshwater Village. Internally there is a kitchen, a utility, a dining room, a sitting room, a separate living room, four bedrooms with ensuite facilities to two, and a family bathroom. Outside there is a garage and parking.

VIEWING

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This deceptively well-proportioned detached house would make an ideal family home and is well located to take full advantage of the area with its local beaches, shops and amenities. Set over three storeys, with the ground floor consisting of a substantial living room with Bay windows to both the front and side plus an imposing feature floor standing stove, a separate dining room with archway to a generous sitting room with an open fire, a bespoke kitchen with some appliances included and a utility room with a cloakroom and WC. Moving upstairs there is a master bedroom suite with dressing area and ensuite facilities, two further bedrooms and a family bathroom on the first floor. An additional bedroom with ensuite facilities is located on the second floor completes the accommodation. Outside there is parking and a garage.

LOCATION

The property is located towards the bottom of Freshwater Village and there are a number of shops and eateries nearby and a Sports Centre with indoor pool, a Health Centre and a Library. The sea fronts at Colwell Bay, Freshwater Bay and Totland Bay are all local and there are numerous Country and Coastal walks available too. The nearest Ferry to and from Lymington is five minutes drive away at Yarmouth with its regular service for both vehicles and foot passengers.

PORCH

Main entrance via glazed door to the side with windows to front and side aspects. Arch into:

HALL

A light and airy space with under stairs storage cupboard and covered radiator. Access to upper floors via staircase to main landing.

DINING ROOM

3.807 x 3.122 (12'6" x 10'3")

Window to the front, and space for table and chairs, Tall column style radiator, decorative fireplace and arch to:

SITTING ROOM

4.669 x 3.667 (15'4" x 12'0")

A welcoming space to relax in with ample room for a settee and chairs if desired. This room features an open fireplace tastefully framed by fitted bespoke display units making this a real focal point and a cosy room on colder evenings ideal to be sat in front of the open fire. There is an internal door to the utility and kitchen areas plus double glazed French doors leading to the rear patio. There is also a vertical column radiator and wall lighting.

LIVING ROOM

7.601 x 3.927 (24'11" x 12'11")

With dual aspect windows to front and side, the living room offers plenty of space for a large family to enjoy and for entertaining. There is an imposing ornate free standing log burning stove towards the rear of the room plus two covered radiators making this a comfortable room to relax in.

REAR LOBBY

There is a wood stable style door to the rear garden, a heated towel rail and access to utility room and kitchen.

UTILITY ROOM

2.723 x 2.182 (8'11" x 7'2")

A useful space with some fitted cupboards, a stainless steel one and a half sink, plumbing and space for a washing machine, and a cupboard housing a modern gas fired combination boiler. There is also a door to a separate cloakroom with WC, wash hand basin and window.

KITCHEN/BREAKFAST ROOM

4.414 x 3.659 (14'6" x 12'0")

A well proportioned kitchen, offering a generous range of bespoke quality, wall and floor mounted kitchen units which have the advantage of features such as carousel storage in the corner units, soft close pull out racks and some matching glass fronted display units. e cooking is done on a Rangemaster dual-fuel range style cooker with stainless steel splash back and cooker hood over. There is also additional storage in the matching centre island which offers an ideal food preparation area/breakfast bar as desired. An integral Neff dishwasher is also included. There is a window to the side over the sink and a skylight providing additional natural light

FIRST FLOOR LANDING

A good sized landing area with some built-in storage, a window to the front, a feature "porthole" window and a covered radiator. A wooden staircase leads up to second floor and there are doors off to:

MASTER BEDROOM SUITE

4.040 x 3.837 (13'3" x 12'7")

The master suite offers generous double bedroom space, a walk through dressing room including built in wardrobes and an en-suite shower room. The shower room is fully tiled with a walk-in shower, a wall mounted suspended wash hand basin, low-level WC and heated towel rail. The suite also has windows to both front and side aspects and there is a covered radiator in the main sleeping area and a feature fireplace.

BEDROOM TWO

3.819 x 3.146 (12'6" x 10'4")

Another double bedroom with window to the front, feature fireplace, covered radiator and built-in wardrobe.

BEDROOM THREE

2.938 x 2.74 (9'8" x 9'0")

Bedroom three has a window to the rear and a wall mounted heated towel rail.

FAMILY BATHROOM

2.694 x 1.859 (8'10" x 6'1")

Comprising a matching bathroom suite comprising a part curved bath with shower over, a wall mounted wash hand basin, a corner low level WC and heated towel rail. The walls are fully tiled with an obscure window.

SECOND FLOOR

Accessed via wood staircase from first floor landing





BEDROOM 4

some restricted head height (some restricted head height)

A well proportioned converted attic space with two velux windows and a skylight providing an abundance of natural light. This room now offers the choice of another double bedroom, if desired and includes a heated towel rail plus a separate modern ensuite with a tiled shower, fitted wash hand basin and WC.

OUTSIDE

There is off-road parking with wooden gated access to additional parking and access to the garage with the front garden being mostly laid to lawn with a small walled garden area with some mature shrubs and ornamental trees. The main entrance is via a pedestrian gate located to the right of the property with rear access from parking area.

The main garden area is a combination of lawned areas, paved patios and some planted flower beds. There is a lean-to style workshop with power and light attached to the garage and space down the side currently used as a flower potting area. Another pedestrian gate to the front allows for access down both sides of the property.

GARAGE

5.152 x 3.440 (16'11" x 11'3")

Accessed via an up and over door to parking area and a pedestrian wood door from the garden. The garage also has a window to the side and power and light.

WORKSHOP/STORE

4.483 x 3.046 (14'8" x 10'0")

Wood door from rear of the garden and window to side.

COUNCIL TAX BAND

E

EPC RATING

E

POSTCODE

PO40 9AX

VIEWINGS

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





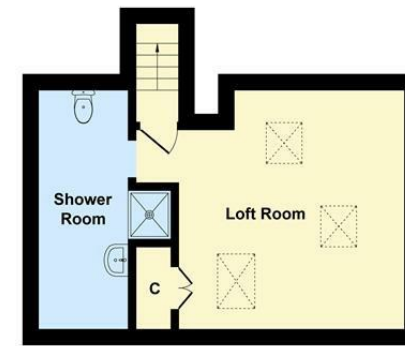
89, School Green Road



GROUND FLOOR



FIRST FLOOR



SECOND 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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