



# FERN BANK CLOSE

## TOTLAND BAY, ISLE OF WIGHT



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## CLIFF ROAD

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## ISLE OF WIGHT

## PO39 0EW

**AN EXCITING OPPORTUNITY TO ACQUIRE A LARGE AND IMPRESSIVE BRAND NEW DETACHED FOUR BEDROOMED HOME IN A COASTAL LOCATION, SET IN AN EXCLUSIVE CUL-DE-SAC OF JUST FOUR INDIVIDUALLY STYLED PROPERTIES, EACH WITH A SEA VIEW.**

For an early reservation, each owner will have a fabulous opportunity to choose and design the internal finish, such as kitchen and bathrooms, to their own specific requirements enabling them to create a bespoke property ideally suited their own individual needs.

The houses are of traditional construction and being built to a high standard with a 10 year NHBC certificate and many of the comforts of modern living combined with the latest standards of insulation and underfloor heating throughout. Double garages and good-sized sunny gardens come as part of the package together with open plan kitchen/dining spaces, separate utility rooms, a ground floor study, generous living rooms and impressive entrance halls and galleried landings linked by stylish staircases. All four bedrooms are good double rooms with each master bedroom featuring an en suite shower room and the family bathrooms are designed to be fitted with both baths and separate shower cubicles.

Plots 1 and 3 will have attractive first floor balconies to the front, enclosed by glass balustrading with doors leading from the spacious landing to take in the sea view. Plots 2 and 4 have a glass Juliet style balcony to the front with double doors from the landing offering a similar outlook.

### THE BUILDER

**Shurmer Developments Ltd** are a small family run firm, with a very good reputation for 'high quality work' and as such have been awarded an NHBC 'Pride in the job' award 2016 and 2017. Over the years we have built up a great working relationship with our tradesmen who are conscientious, competent, honest and reliable.

We pay great attention to detail and finish projects to our own personal high standards. We only build Solid Traditional Homes and Extensions. High quality comes as standard with Shurmer Developments. You can visit our website for further information ([www.shurmerdevelopments.co.uk](http://www.shurmerdevelopments.co.uk)) or we can arrange a visit for you at any of our developments.

### SPECIFICATIONS

#### Individually Designed Kitchen:

- Quality fitted kitchen
- Integrated fridge/freezer
- Integrated dishwasher
- Gas hob
- Low energy LED recessed down lighters

#### Utility Room:

- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel sink
- Rear door to garden

#### Bathrooms:

- Quality white sanitary ware
- WC with dual flush and soft close seat
- Chrome ladder heated towel rails
- Thermostatic quality showers
- Chrome shower with fixed head
- Low energy LED recessed down lighters
- Shaver socket

#### Heating, Electrical and Lighting:

- Energy efficient gas fired central heating
- Underfloor heating throughout
- Energy efficient LED recessed down lighting
- Pressurised hot water cylinder

#### Home Entertainment and Communication:

- TV ariel socket to master bedroom, lounge, kitchen and study
- Telephone sockets to study, kitchen and hall

#### Internal:

- Feature staircase with Oak accessories
- Quality feature internal doors
- Coving throughout
- Loft hatch ladder

#### Security:

- High security front door with multi locking system
- Lighting to front & back door
- Lighting to patio areas
- Provision for future security system
- Mains operated smoke/heat detectors

#### External:

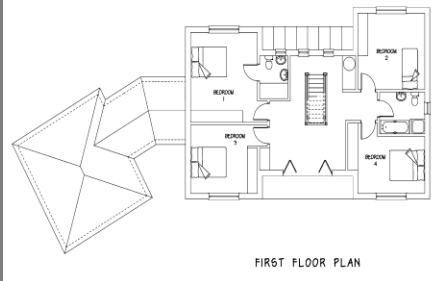
- Traditional block & brick construction
- Slate roof
- Mains drainage
- Turf to front and rear gardens with selected planting
- Standard patio area (option to extend)
- External tap to rear garden

#### Garage:

- Electric garage doors
- Personnel door to garage
- Power and light supply to garage
- Approach lighting to garage

### NHBC 10 year warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserve the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



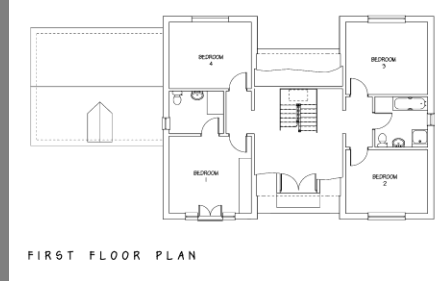
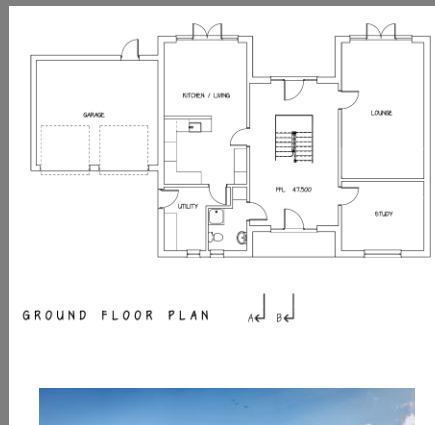
## PLOT 1 ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL - 18' 10" x 19' 4" (5.746m x 5.900m)  
 LOUNGE - 18' 0" x 13' 1" (5.500m x 4.000m)  
 KITCHEN/LIVING ROOM - 27' 3" x 13' 1" (8.330m x 4.000m)  
 STUDY - 12' 1" x 13' 1" (3.700m x 4.000m)  
 UTILITY ROOM  
 SHOWER ROOM

### FIRST FLOOR

GALLERIED LANDING  
 BEDROOM 1 - 15' 3" x 13' 1" (4.650m x 4.000m)  
 EN SUITE SHOWER ROOM  
 BEDROOM 2 - 13' 1" x 12' 11" (4.000m x 3.950m)  
 BEDROOM 3 - 13' 1" x 11' 7" (4.000m x 3.550m)  
 BEDROOM 4 - 13' 1" x 9' 8" (4.000m x 2.950m)  
 FAMILY BATHROOM



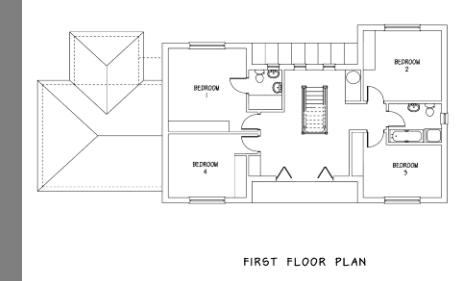
## PLOT 2 ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL - 13' 7" x 22' 2" (4.150m x 6.762m)  
 LOUNGE - 13' 1" x 21' 3" (4.000m x 6.487m)  
 KITCHEN/LIVING ROOM - 13' 1" x 22' 1" (4.000m x 6.750m)  
 STUDY - 13' 1" x 10' 9" (4.000m x 3.300m)  
 UTILITY ROOM - 9' 11" x 6' 7" (3.037m x 2.025m)  
 SHOWER ROOM

### FIRST FLOOR

GALLERIED LANDING  
 BEDROOM 1 - 13' 1" x 13' 1" (4.000m x 4.000m)  
 EN SUITE  
 BEDROOM 2 - 13' 1" x 10' 9" (4.000m x 3.300m)  
 BEDROOM 3 - 13' 1" x 12' 3" (4.000m x 3.750m)  
 BEDROOM 4 - 13' 1" x 11' 3" (4.000m x 3.450m)  
 FAMILY BATHROOM



## PLOT 3 ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL - 18' 10" x 19' 4" (5.746m x 5.900m)  
 LOUNGE - 18' 0" x 13' 1" (5.500m x 4.000m)  
 KITCHEN/LIVING ROOM - 27' 3" x 13' 1" (8.330m x 4.000m)  
 STUDY - 12' 1" x 13' 1" (3.700m x 4.000m)  
 UTILITY ROOM  
 SHOWER ROOM

### FIRST FLOOR

GALLERIED LANDING  
 BEDROOM 1 - 15' 3" x 13' 1" (4.650m x 4.000m)  
 EN SUITE SHOWER ROOM  
 BEDROOM 2 - 13' 1" x 12' 11" (4.000m x 3.950m)  
 BEDROOM 3 - 13' 1" x 11' 7" (4.000m x 3.550m)  
 BEDROOM 4 - 13' 1" x 9' 8" (4.000m x 2.950m)  
 FAMILY BATHROOM



## PLOT 4 ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL - 13' 7" x 22' 2" (4.150m x 6.762m)  
 LOUNGE - 13' 1" x 21' 3" (4.000m x 6.487m)  
 KITCHEN/LIVING ROOM - 13' 1" x 22' 1" (4.000m x 6.750m)  
 STUDY - 13' 1" x 10' 9" (4.000m x 3.300m)  
 UTILITY ROOM - 9' 10" x 6' 7" (3.000m x 2.025m)  
 SHOWER ROOM

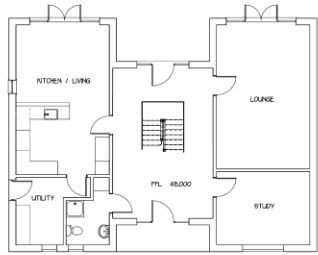
### FIRST FLOOR

GALLERIED LANDING  
 BEDROOM 1 - 13' 1" x 13' 1" (4.000m x 4.000m)  
 EN SUITE  
 BEDROOM 2 - 13' 1" x 10' 9" (4.000m x 3.300m)  
 BEDROOM 3 - 13' 1" x 12' 3" (4.000m x 3.750m)  
 BEDROOM 4 - 13' 1" x 11' 3" (4.000m x 3.450m)  
 FAMILY BATHROOM

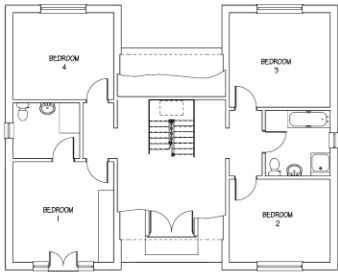
## LOCATION

The properties are situated within a sought after residential area only a few minutes walking distance from Totland beach and the Warren. There are several beaches in the local area together with miles of surrounding downland and countryside, much of which belongs to the National Trust, and is designated an area of outstanding natural beauty.

The esplanade in Totland Bay is accessible via Cliff Road and the Turf Walk, where one can enjoy a quiet relaxing time on the beach or visit the 'Waterfront' bar/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 including a newsagent, takeaways and a good general store/grocer. In addition, there is a wider range of shops, services and amenities in Freshwater village centre which is approximately a mile away. The historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal providing access to railway links to London is within as ten minute drive, making these properties suitable as either a permanent or second home/holiday retreat.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



THE LOCAL BEACH IN TOTLAND BAY

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



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