

ROOKWOOD

NEW ROAD BRIGHSTONE ISLE OF WIGHT PO30 4BP

A FABULOUS OPPORTUNITY TO PURCHASE AN OLDER SEMI DETACHED HOUSE THAT HAS BEEN EXTENDED AND UPGRADED TO PROVIDE A SIZEABLE FOUR BEDROOMED FAMILY HOME WITH AMPLE LIVING ACCOMMODATION AND PLEASANTLY SITUATED ON THE OUTSKIRTS OF THIS SOUGHT AFTER WEST WIGHT VILLAGE.

The property is well presented and on entering the property, the spacious entrance hall creates a welcoming feel with its attractive exposed floorboards. The sitting room and study/snug are separated by the sliding doors and can be opened through into one larger room which then seamlessly continues through to the large open plan dining/family room and kitchen with double doors opening out to the rear garden and patio terrace. In addition there is a ground floor double bedroom, a well appointed shower room and utility. A further three double bedrooms and bathroom to the first floor completes the accommodation. Outside there is a generous area of front garden with ample off road parking and a sizeable rear garden offering a sunny aspect. In addition the property features many of the comforts of modern living including double glazing and oil fired central heating.

Rookwood is within a few of hundred yards of the village centre shops and amenities including the public house, greengrocer/newsagent, general store/post office, doctors surgery with dispensary, local community library, café/bistro, hairdressers, primary school and two churches. Also the local beach in Grange chine is approximately half a mile away together with local footpaths and bridleways giving access to miles of downland and coastal walks.

ENTRANCE PORCH with double glazed door and providing access to:

ENTRANCE HALL A good sized reception area with exposed floorboards and stairs off.

SITTING ROOM 11' 9" plus bay x 11' 4" max (3.606m x 3.477m) A bright room with bay window to the front and a fireplace as its main focal point (wood burner not included). Sliding doors to:

STUDY/SNUG 12' 7" x 10' 2" max (3.857m x 3.114m) A useful space with recessed shelving and a useable decorative cast iron open fireplace. Leading through to:

OPEN PLAN DINING/FAMILY ROOM 19' $8" \times 10' \ 2"$ (6.013m $\times 3.113m$) A fabulous bright and airy space with windows, roof lights and double doors enjoying the

outlook over the rear garden. The attractive exposed floorboards add to the feel and the room seamlessly flows into the kitchen.

KITCHEN AREA 10' 8" x 10' 2" (3.270 m x 3.104 m) Well fitted with a range of wall and base cupboards, drawers and work surfaces incorporating a one and a half bowl sink unit and breakfast bar. There is a free-standing electric cooker with chimney style cooker hood over and space/plumbing for a dishwasher.

UTILITY ROOM 10' 2" x 5' 6" (3.106m x 1.678m) A very useful space with fitted shelving, work surface incorporating space for a tumble dryer and plumbing for a washing machine below. The built-in cupboard neatly houses the oil fired boiler for the central heating and hot water and external door provides convenient access out to the rear garden.









SHOWER ROOM A well appointed facility with large tiled and screened shower cubicle, WC and a vanity unit with a round counter top wash basin and feature lighting over. In addition there is a good sized shelved storage cupboard.

BEDROOM 4 10' 1" x 8' 7" (3.097m x 2.640m) A good double bedroom with an outlook to the front.

FIRST FLOOR LANDING with side window and access to the loft space.

BEDROOM 1 11' 9" x 11' 4"max (3.592m x 3.465m) A generous double bedroom with an outlook to the front over farmland opposite and distant coastal views.

BEDROOM 2 12' 9" x 10' 3" (3.910m x 3.130m) Another good double bedroom with built-in wardrobe cupboard and an outlook over the rear garden and downland views.

BEDROOM 3 9' 2" x 9' 8" (2.810m x 2.971m) A double bedroom with a similar outlook to bedroom 2, recessed shelving and a built-in airing cupboard housing the hot water tank.

BATHROOM Fitted with a white suite comprising WC, wash basin and bath with electric shower over, tiled surround and folding screen to the side.

OUTSIDE The sizable front garden is pleasantly screened from the road by hedging, mainly laid to lawn and well socked with a variety of plants and shrubs as well as an ornamental cherry tree. The driveway provides off road parking for at least three cars and there is a gated side access to the rear garden.

The generous rear garden offers a pleasant aspect and takes advantage of the afternoon and evening sun. The garden is enclosed by fencing, laid to lawn and again, well stocked with a wide variety of established plants and shrubs plus an apple tree, ornamental cherry and raspberry canes. In addition there is a good sized paved patio adjacent to the house with a timber garden shed and another shed at the end of the garden close to the vegetable garden.

COUNCIL TAX BAND D

EPC RATING E

VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.







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Avenue Road, Freshwater, Isle of Wight, PO40 9UR Tel: (01983) 756575

freshwater@spencewillard.co.uk



www.spencewillard.co.uk