

SPENCE WILLARD



Woodbine Cottage, Queens Road, Freshwater, Isle of Wight



*A chain free character detached home located on the fringes of Freshwater village offering flexible accommodation including 3/4 bedrooms, 2/3 reception rooms and kitchen with utility. Parking and good sized rear gardens with raised decking and timber built outbuildings included.*

VIEWING

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A chain free ,detached character home offeriing a living room, a sitting/dining room, a conservatory, a kitchen plus downstairs WC and a shower room upstairs.There is off road parking to the side and mature gardens to the rear including a raised decked area ideal for barbecues and entertaining and including timber built outbuilding.The property itself has been well maintained and upgraded over the years and would make a great family home.

#### **LOCATION**

This part of Queens Road is predominantly period properties with a village green nearby and within a short walk of the main shopping area in the village including a good mix of bespoke shopes and eateries together with some well known branded supermarkets. There are numerous local contry and coastal walks to enjoy ideal for dog walkers and the seafronts at Colwell Bay , Totland Bay and Freshwater Bay are all close by.The road and bus links are good and the nearest ferry to and from mainland UK via Lymington is a 5-6 minute drive away in the harbour town of Yarmouth.

#### **HALL**

A light and airy entrance hall with feature door and window above. There are stairs to the first floor and doors off to:

#### **LIVING ROOM /DOWNSTAIRS BEDROOM**

4.020 x 3.363 (13'2" x 11'0")

This is a good size space which would typically be the living room but has been used as an additional ground floor bedroom by the current owners in recent times. There is a window to the front and a fireplace.



**DINING/SITTING ROOM**

4.020 x 3.637 plus alcove (13'2" x 11'11" plus alcove)

Currently used as a sitting room and includes a feature fireplace,,access to downstairs storage and a window to the side.

**KITCHEN**

4.020 x 2.274 (13'2" x 7'5")

Comprising a range of floor and wall mounted kitchen units with work surfaces ,an inset sink and drainer, space for free standing cooker,(included), space for upright fridge/freezer. There is a modern wall mounted Worcester Combinastion Boiler and access to :

**UTILITY**

Space and plumbing for washing machine and tumble drier.

**CONSERVATORY**

3.328 x 2.900 (10'11" x 9'6")

Windows to three sides and double patio doors to rear gardens. Currently utilised as a dining area and with internal door to:

**WC**

With WC, wash hand basin and window to the rear.

**FIRST FLOOR**

Access to:

**BEDROOM ONE**

4.020 x 3.363 (13'2" x 11'0")

A good size double bedroom with window to the front.

**BEDROOM TWO**

3.656 x 2.97 (11'11" x 9'8")

Smaller double bedroom with window to side

**BEDROOM THREE**

2.637 x 2.285 (8'7" x 7'5")

A single bedroom with window to rear,

**SHOWER ROOM**

Including a double shower, a WC and wash hand basin, Window to side aspect







#### **OUTSIDE**

To the front of the property there is a block paved drive parking area and a small walled garden with some planted shrubs. There is access via a wood gate into the rear gardens which have been well maintained with a feature well, a patio area, a lawn plus well planted flower and shrub borders. To the rear of the garden there is a raised decked area with timber built summerhouse/store making this a great space to have a barbecue or stretch out to enjoy the sunny garden as desired.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

C

#### **EPC RATING**

D

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





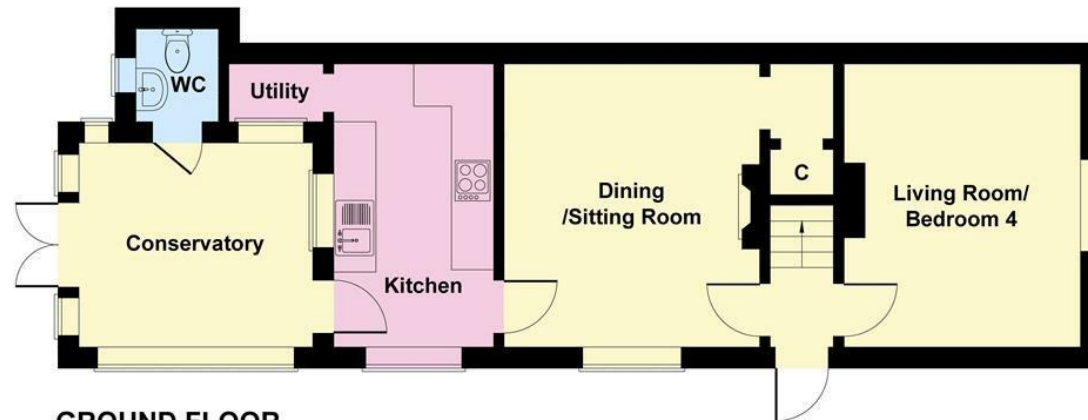




## Woodbine Cottage



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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