

SPENCE WILLARD



Sandpipers, Fine Lane, Shorwell, Isle of Wight



*A unique, individually designed detached bungalow featuring three bedrooms, set back from the road on a generous plot with ample off-road parking.*

VIEWING

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The property features well-proportioned rooms that offer a bright and airy feel. Highlights include a spacious kitchen/breakfast room and a generous living room that opens into a conservatory, creating a seamless flow of living space. There are three double bedrooms, one of which benefits from an en suite shower room, in addition to a family bathroom. A versatile utility/workshop, formerly part of an integral garage, provides extra functionality and houses the electric boiler for the central heating system. Double-glazed windows and doors enhance comfort and reduce maintenance. Outside, the property is surrounded by good sized gardens stocked with a variety of mature plants and shrubs and includes an attractive timber garden chalet. Dual vehicle access points offer convenient entry and ample parking, complemented by a garage.

**LOCATION**

Tucked away off Fine Lane, the property is within easy reach of the characterful village centre and within a short walk of the local bus route together with the local village pub and church. There is a network of surrounding footpaths and bridleways providing access to miles of downland and coastal walks with some breathtaking scenery. The neighbouring village of Brighstone also features a range of facilities, including a doctors and primary school which is around two miles away and Newport, the Island's commercial centre, with its shops, services and amenities is around a 15-20 minute drive away, making this property ideally situated for those looking for the rural village life with good access to walks, yet being accessible to amenities.

**PORCH**

**ENTRANCE HALL**

A spacious and welcoming area enhanced by warm oak flooring, offering practical built-in storage including a cloaks cupboard and storage cupboard.



### LIVING ROOM

5.00m max x 7.35m (16'4" max x 24'1")

A generous and light-filled reception room boasting an attractive triple aspect with an outlook to the front, side, and rear. A stone fireplace with a fitted Calor gas fire and elegant oak flooring enhance the character of the space, which offers ample room for both a comfortable sitting area and a dining zone if desired.

### CONSERVATORY

4.25m x 2.50m (13'11" x 8'2")

Enjoying a lovely view of the garden with direct access to a paved patio terrace, perfect for outdoor relaxation or entertaining.

### KITCHEN/BREAKFAST ROOM

5.95m x 3.25m (19'6" x 10'7")

A generously sized room featuring light oak-fronted cupboards and drawers, complemented by sleek granite worktops that provide excellent storage and workspace. One end of the room comfortably accommodates a table and chairs, making it ideal for casual dining. Integrated appliances include a fridge/freezer, washing machine, and dishwasher, alongside a freestanding range cooker with a canopy hood over. The light tiled flooring adds a smart and practical touch, while the windows and external door offer a pleasant and airy outlook to the garden.

### BEDROOM 1

4.60m x 3.65m (15'1" x 11'11")

A large double bedroom with oak flooring enjoying an outlook over the gardens and a door to:

### EN SUITE SHOWER ROOM

Fully tiled and fitted with a suite comprising WC, wash basin and a shower cubicle.

### BEDROOM 2

3.17m x 3.60m (10'4" x 11'9")

Another generous double bedroom with oak flooring overlooking the garden.

### BEDROOM 3

3.30m x 2.50m (10'9" x 8'2")

A smaller double bedroom with oak flooring and enjoying a downland view.

### BATHROOM

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

### WORKSHOP/UTILITY

3.15m x 3.17m (10'4" x 10'4")

A useful space formally part of an integral garage and accessed off Bedroom 1. Features include double timber doors to the garden and fitted storage and ample workshop space together with the electric central heating boiler.







## OUTSIDE

Nestled within generous, enclosed gardens, the grounds are thoughtfully landscaped to create distinct outdoor areas that cater to both relaxation and practicality.

To one side, you'll find a well maintained lawn bordered by a variety of plants and shrubs. A double-gated entrance leads through to a vehicular access off Fine Lane with potential to create a second driveway/parking area if desired. On the opposite side of the property is a sunny, south-westerly facing garden featuring a charming patio terrace, vibrant flower beds, and a generous lawn. This area is complemented by several useful outbuildings, including a greenhouse, a block-built shed/store (2.60m x 1.89m / 8'6" x 6'2"), a log store and a charming garden chalet (3.25m x 2.30m / 10'7" x 7'6"). Accessed via West Court Close, the property benefits from a private driveway offering excellent off-road parking together with an adjacent Garage (6.00m x 2.85m / 19'8" x 9'4"), adding further convenience and storage options.

## COUNCIL TAX BAND

E

## EPC RATING

F

## TENURE

Freehold

## POSTCODE

PO30 3JY

## VIEWING

Strictly by appointment with the selling agent Spence Willard.

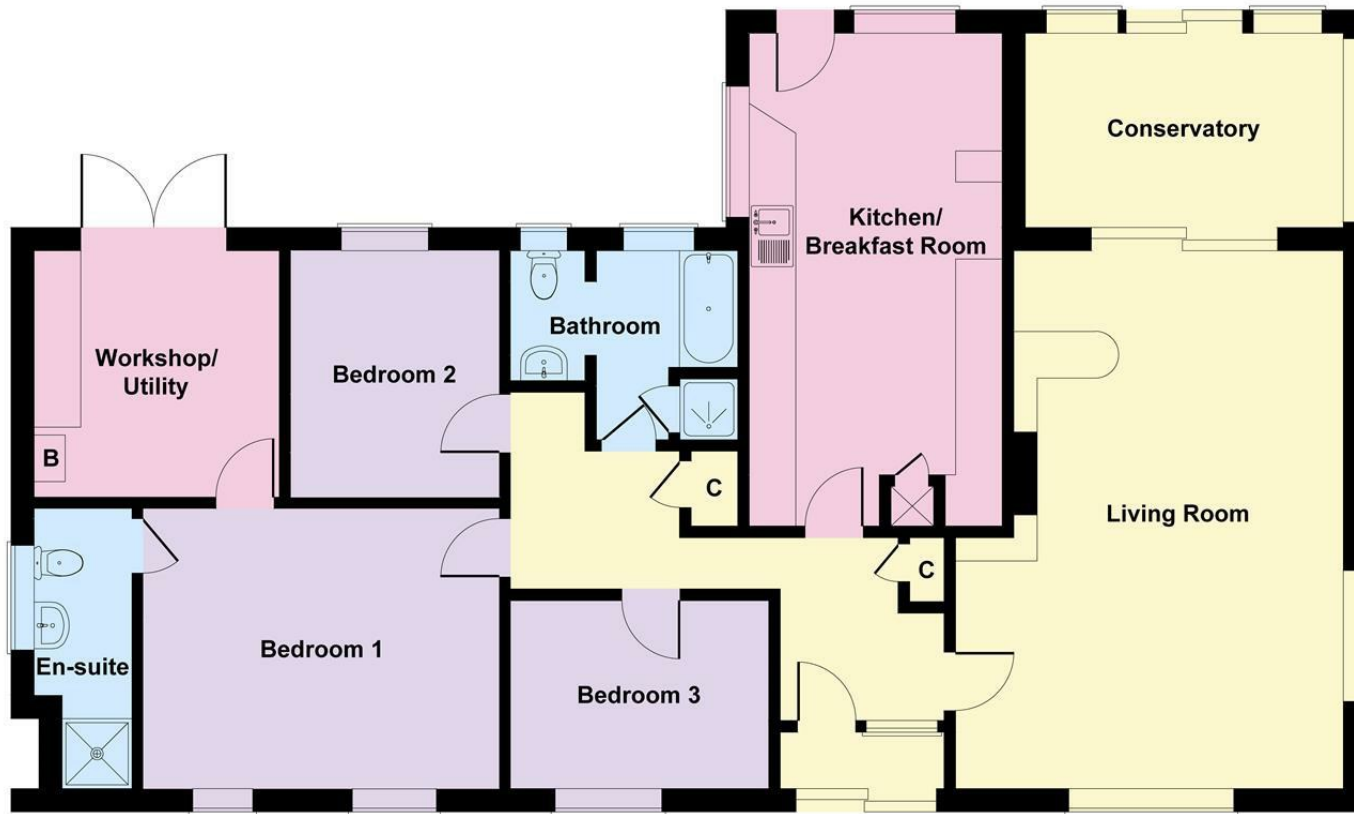








# Sandpipers



## 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.

**Produced by Potterplans Ltd. 2025**



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