

SPENCE WILLARD



3 Tolt Cottages, Main Road, Chillerton, Isle of Wight

An appealing and well-presented modern build three-bedroom semi-detached cottage, tucked away off the road in the heart of this characterful rural village. Offering good parking and attractive gardens, it presents a great opportunity to secure a charming home in country village surroundings.

VIEWING

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Built around twenty years ago, this attractive home is neatly tucked away within a charming close of just six properties off the main road. Designed to blend character with modern practicality, it offers a welcoming cottage-style feel complemented by contemporary comforts including double glazing, good levels of insulation and an oil-fired central heating system. The accommodation features a large, well-proportioned living room and a kitchen/dining room, both enjoying direct access to the rear garden, while the generous entrance hallway with cloakroom adds everyday convenience. Upstairs, there are three good bedrooms and a family bathroom with bath and shower over. The master bedroom benefits from excellent storage, including a walk-in wardrobe, together with a spacious en suite shower/wet room. Outside, the front garden is arranged for low maintenance with hard landscaping, alongside a block-paved driveway providing parking for two vehicles. To the rear, the garden enjoys a westerly aspect and is pleasantly landscaped with attractive offering ample space for relaxation and entertaining.

LOCATION

Set within the rural village of Chillerton, 3 Tolt Cottages enjoys a country village setting surrounded by farmland and rolling downland. The area offers superb access to miles of country and downland walks via the network of nearby footpaths and bridleways, making it ideal for those who appreciate outdoor pursuits and scenic rural landscapes. Despite its rural position, the property remains conveniently connected: Newport, the Island's commercial centre with its wide range of shops, services and amenities, is around a ten-minute drive away and is also accessible via the number 6 bus route, which serves the village on its journey between Newport and Ventnor. Altogether, this is a location that blends rural charm with practical accessibility.

ENTRANCE HALL

A welcoming space with stairs off and a useful understairs storage cupboard. In addition, there is a cloak cupboard as well as an attractive tiled floor.

CLOAKROOM

A useful facility comprising a WC and vanity wash basin.

LIVING ROOM

6.00m x 3.90m (19'8" x 12'9")

A large and well proportioned reception room enjoying a dual aspect and featuring double doors leading out to the rear garden. A marble fireplace and hearth with an electric wood burner style fire creates an attractive focal point.

KITCHEN/DINING ROOM

6.00m x 3.00m (19'8" x 9'10")

A superb open-plan space with ample room for dining at one end and enjoying a dual aspect to both the front and rear and enhanced by double doors opening directly onto the rear garden. The kitchen area is fitted with a good range of cupboards and drawers and generous work surfaces incorporating a one-and-a-half bowl sink unit. Integrated appliances include a ceramic hob with cooker hood above and an eye-level electric double oven. There is also space for a washing machine, slimline dishwasher and an upright fridge/freezer. The oil-fired central heating boiler sits neatly beneath the work surface.

FIRST FLOOR LANDING

with a window to the rear flooding light into the space. The landing feature a good sized shelved airing complete with a radiator for warmth.

BEDROOM 1

4.20m x 3.95m (13'9" x 12'11")

A large double bedroom with an outlook to the front and featuring ample fitted wardrobe cupboards as well as an extremely useful walk-in wardrobe cupboard complete with shelving and hanging space.

EN SUITE SHOWER ROOM

2.55m x 1.65m (8'4" x 5'4")

A generous and well appointed facility with a vanity wash basin, WC and large shower area with a wet room draining floor.

BEDROOM 2

3.10m x 3.00m (10'2" x 9'10")

A good double bedroom with an outlook to the front and currently being utilised as a useful study/hobby room featuring extremely useful fitted storage cupboards incorporating a desk/dressing table.

BEDROOM 3

3.00m x 2.80m (9'10" x 9'2")

Another double bedroom with an outlook to the side.

BATHROOM

2.20m x 1.75m (7'2" x 5'8")

Another good facility fitted with a suite comprising WC, vanity wash basin and a bath with a shower over.





OUTSIDE

To the front of the cottage is a neatly enclosed garden area, mainly arranged with low-maintenance hard landscaping and featuring a gentle ramped approach to the front door. Along the side, a block-paved driveway provides excellent off-road parking for two cars. A gated access leads through to the enclosed rear garden, which enjoys a warm westerly aspect and captures the afternoon sun. The garden is predominantly laid to paving and arranged over two to three levels, creating generous space for al fresco dining, relaxation and entertaining. A raised flower and shrub bed forms an attractive focal point, while the useful timber workshop, complete with power and light, offers valuable storage and workspace. Additional conveniences include outside lighting and water taps positioned at both the front and rear of the property.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

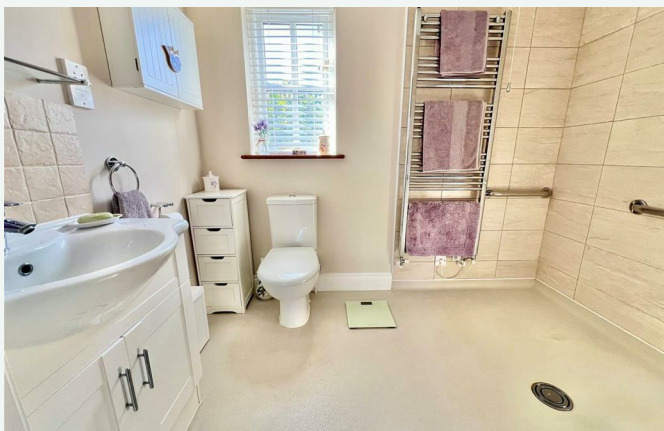
Freehold

POSTCODE

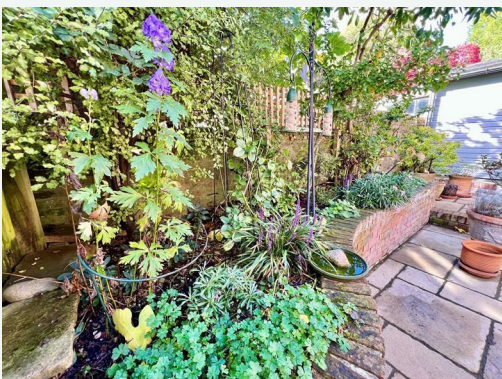
PO30 3DN

VIEWING

Strictly by appointment with the selling agent, Spence Willard.







3 Tolt Cottages



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.

Produced by Potterplans Ltd. 2026



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