



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



40, Alverstone Road

Whippingham, Isle of Wight PO32 6NZ



£600,000
FREEHOLD



Occupying a prime position in popular Whippingham, this immaculately presented four-bedroom three-bathroom home offers substantial accommodation, a generous rear garden, driveway and a garage, and benefits from fabulous rural views.

- A beautiful four-bedroom detached family home
- Modern open plan sitting room, kitchen and dining room
- Presented to a high standard throughout
- Close to mainland travel links from East Cowes
- Two bathrooms plus an ensuite
- Well-arranged accommodation with a flowing layout
- Quiet, semi-rural setting overlooking fields
- Easy access to a network of rural and coastal paths
- Private, well-established rear garden with mature trees
- Ample private driveway parking and a garage

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This attractive detached property boasts generous room-sizes throughout, and enjoys a superb location, overlooking a stunning rural landscape to the rear. The accommodation has been cleverly designed with a flowing, modern layout and is beautifully presented with tasteful decoration and high-quality finishes throughout.

This desirable home is conveniently located in a quiet area on a country lane that connects the popular villages of Wootton Bridge with Whippingham. There are wonderful countryside walks on the doorstep, and all the amenities that nearby East Cowes has to offer including the highly-regarded Folly Inn pub, a Waitrose supermarket, convenience store, and a good range of shops and eateries. The property is under two miles from the Red Funnel car ferry service to Southampton, and the promenade at East Cowes affords stunning sea views over the River Medina estuary towards Cowes, the home of world yachting, which is easily accessed by a floating bridge.

Well-maintained accommodation comprises a welcoming entrance hall, open plan sitting room, dining room and kitchen, a utility, bathroom and a useful studio/study on the ground floor, with four double bedrooms, one of which is ensuite and has a private balcony, and a family shower room on the first floor.

Welcome to 40 Alverstone Road

Set back from popular Alverstone Road with a hedge for privacy, a block paved driveway leads between lawns toward the smart New-England style clad façade of number 40. Mature trees to one side further enhance privacy. A wide storm porch comes complete with recessed lighting and provides shelter over the decorative front door.

Entrance Hall

11'11" max x 10'1" max (3.64m max x 3.09m max)

Spacious and welcoming, the entrance hall is a bright space, with recessed lighting and plenty of natural light from a glazed panel adjacent to the front door. The hall is presented in a neutral scheme with a red feature wall, over a beautiful oak floor, plus there is a radiator. Doors lead to the sitting room, bathroom and utility room and a turning staircase leads up to the first floor.

Open Plan Living Area

At the heart of the home and perfect for entertaining, this large, open plan space, comprises a sitting room, dining room and a kitchen. The oak floor flows from the hallway and throughout this area to create continuity.

Sitting Room

26'8" x 11'8" (8.13m x 3.57m)

The spacious sitting room is both large and cosy, with a multifuel stove to one end, set on a dark stone hearth, and French doors at the other end, providing wonderful garden and rural views. The sitting room is presented in a neutral scheme, with a jade green feature wall, recessed lighting and a radiator.

Kitchen

10'8" x 7'8" (3.26m x 2.36m)

The wraparound kitchen is a fantastic mix of floor, wall and full height cabinets, finished in country cream with contrasting natural timber handles and complemented by luxurious dark stone worktops and glossy black tiled splashbacks. A large window provides views over the front garden, beneath which sits an undermount sink with an inset drainer and a chrome swan neck mixer tap. Integrated appliances include a dishwasher, fridge and freezer, and there is a Rangemaster gas range complete with a sleek extractor hood over. The kitchen is illuminated with recessed spotlights and under-cabinet lighting.

Dining Room

13'1" x 7'4" (4.00m x 2.24m)

With twin aspect glazing, and a full wall of bifold doors, the dining room is a light, bright space that opens seamlessly onto the terrace to create an inside/outside ambience. The views over the garden and to the countryside beyond are lovely, and the dining room is finished in a neutral scheme complete with recessed spotlights.



Ground Floor Bathroom

Conveniently located just off of the entrance hall, the ground floor bathroom is generously proportioned and well appointed. The white suite consists of a full-size bath with a mixer tap, pedestal basin and a low-level WC. The bathroom has fully tiled walls and a high-quality laminate floor, recessed spotlights, a radiator, extractor fan and a window to the studio with patterned glass for privacy.

Utility Room

7'9" x 5'3" (2.38m x 1.61m)

The good-size utility room is a useful space, with a full-length roll-edged worktop, tiled splashback and an integrated stainless steel sink and drainer with a mixer tap. Cupboards under the worktop provide additional storage and there is space and plumbing for a washing machine. There is a high-level window to the front aspect, neutral décor, recessed spotlights and high-quality laminate flooring. A glazed panel door leads into the studio.

Studio

18'6" x 5'9" (5.65m x 1.76m)

A versatile room, currently in use as a fitness studio but just as suited to being used as a workspace, hobby room or additional reception room. Doors at either end give access to the front and rear gardens, providing a separate private entrance to the studio if required. There are two ceiling lights, the neutral décor and high-quality laminate flooring continues, and the studio is also home to a Glow-Worm combination boiler that services the house.

First Floor Landing

extending to 10'2" (extending to 3.12m)

A characterful, carpeted turning staircase leads up to the first floor landing, which is presented in a fresh white scheme. A hatch provides access to the loft, there are recessed spotlights and a small radiator. Beautiful oak flooring continues throughout this floor, and oak panel doors lead to all four bedrooms and to the family shower room.

Bedroom One

12'8" x 11'10" (3.87m x 3.61m)

The primary bedroom is generously proportioned, presented in tones of coastal blue over the oak flooring and filled with natural light from a large pair of sliding doors. The doors provide beautiful garden and rural views, and give access onto a private roof terrace, complete with ornate balustrade. The balcony is the perfect spot to enjoy a morning coffee whilst listening to the birds and watching the squirrels. The bedroom also has recessed spotlighting and a radiator. An oak door leads to the ensuite.

Ensuite

With fully tiled walls and high-quality laminate tile flooring, the ensuite is perfectly proportioned. A shower spans one end and there is a dual-flush low-level WC with a mirror cabinet over, a pedestal basin with contemporary chrome taps and a matching heated chrome towel rail. The ensuite also benefits from recessed lighting.

Bedroom Two

11'10" x 9'7" (3.62m x 2.94m)

The second bedroom is another good-size bedroom, with stylish blue walls, oak flooring, recessed spotlights and a radiator. There is a large window which provides fabulous views over the rear garden and onto the rural landscape beyond.

Bedroom Three

10'9" x 7'10" (3.28m x 2.39m)

Presented in neutral décor over the oak flooring, the third bedroom has a large window looking over the front garden and onto popular Alverstone Road. This bedroom also benefits from recessed spotlights and a radiator.



Bedroom Four

10'7" x 7'8" (3.25m x 2.36m)

Chic green walls combine with the oak flooring to create a stylish cosy ambience in the fourth bedroom. A window provides views over the driveway and trees, plus there is a radiator and recessed spotlighting.

Family Shower Room

Spacious and light, the family shower room has fully tiled walls and a neutral high-quality laminate flooring. There is a generous corner rainfall shower, a contemporary pedestal basin with a mixer tap and a matching dual-flush low-level WC. The shower room also benefits from a window, an a heated chrome towel rail, with mirror cabinet over.

Outside - Front

A grass verge sets the property back from the road, with a neat hedge adding privacy. Trees to one side add to the tranquil ambience, and a block paved driveway leads between lawns to the garage door. To the side of the garage, a slate-chip pathway leads to a five-bar gate, providing access to the rear garden.

Garage

18'4" x 9'0" (5.61m x 2.75m)

The integral garage has a smart white up-and-over door and comes complete with power and lighting. The internal walls have been whitewashed, the floor is solid and the pitched roof has been left open to provide further storage opportunities. There is a window to the back garden, and the garage is also home to the electrical consumer panel.

Outside - Rear

The rear garden is a haven for wildlife, full of birds and frequently visited by red squirrels and badgers. A large, split level paved terrace spans the rear of the property and connects the doors from the sitting room, dining room and studio. Fabulous for entertaining, the upper level of terrace has a characterful boundary wall complete with pillar lighting, while the lower level is home to a brick-built barbecue. Stepping down from the terrace, a large lawn is surrounded by beautiful mature planting and trees, with well-established shrubs providing interest and colour. The views from the garden are lovely, and the entire rear garden is very private. There is also a potting shed and a compost area.

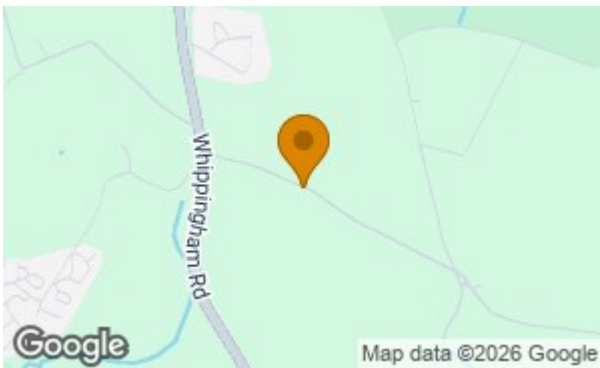
40 Alverstone Road presents a rare opportunity to purchase a substantial home, beautifully presented and well-maintained throughout and set in a desirable semi-rural location. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: F

Services: Mains water, gas, electricity and drainage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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