

SPENCE WILLARD



The Hardies, Chillerton, Isle of Wight

A truly impressive and recently renovated four-bedroom stone house within a large level plot – all set amongst beautiful rolling countryside and superb walking directly from the house.

VIEWING

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A truly impressive and recently renovated four-bedroom stone house within a large level plot – all set amongst beautiful rolling countryside and superb walking directly from the house.

The Hardies is located in a quiet location just south of the sought-after village of Chillerton, a short drive from Newport. This wonderful family house delivers spacious and high-quality accommodation throughout. There is a recently fitted bespoke kitchen, new bathrooms, the whole property has been decorated with stunning flooring throughout – much of which is quality timber across the ground floor. The kitchen has fine views across the large plot. An impressive garden room which measures approximately 30ft x 18 ft which is a perfect room for entertaining and enjoys the wonderful aspect across the garden.

Key features

- Detached Character Residence
- Delightful Rural Area
- Lovely Country Views
- 4 Bedrooms, 2 Receptions
- 30ft Garden Room
- Good Size Gardens
- Double Garage, Ample Parking

Situated in a rural lane, on the outskirts of the village, this characterful detached house was later extended to provide an attractive stone property, surrounded by open countryside, enjoying far reaching views to Bleak Down in the distance. Standing in good size mature gardens with access onto the Worsley Trail bridleway, this lovely rural home is just a fifteen-minute drive from the County Town of Newport and a similar distance to the scenic coastline of South West Wight. The popular village of Chillerton has a thriving community with village hall.

The current owners have significantly updated the property to a high standard and its now presented in excellent condition throughout.

The accommodation features a sitting room with log burning stove, spacious dining room, kitchen/breakfast room and a stunning garden room. A ground floor bedroom with en-suite shower room has been utilised as a study and bookshelves. On the first floor are three bedrooms, two of which are en-suite. Exposed beams enhance the character of this delightful home.

ENTRANCE PORCH/BOOT ROOM With fitted storage cupboards.

UTILITY ROOM With fitted storage cupboards, ceramic sink and plumbing for washing machine. Fitted coats cupboard and built in storage cupboard. Floor mounted oil-fired boiler.

BEDROOM 4/STUDY Built in storage cupboard and book shelves, built in Airing cupboard with hot water storage tank.

EN-SUITE SHOWER ROOM Comprising full-sized walk-in shower and integrated WC and wash hand basin.

KITCHEN/BREAKFAST ROOM Comprising a recently fitted bespoke kitchen with an excellent range of fitted floor and wall units. New integrated fridge, dishwasher, electric hob with built in extractor over and built in microwave, and double electric oven. All new integrated appliances are Bosch. Aga. Views across the garden and surrounding countryside.

DINING ROOM Staircase to first floor and French doors to:

GARDEN ROOM/CONSERVATORY Exposed stone walls, tiled floor and two sets of French doors to the garden. Three wall fitted electric heaters. This is a most useful room, perfect for entertaining and relaxing in all year round.

SITTING ROOM Feature brick fireplace with flagstone hearth incorporating a new Jotul multi fuel stove.

FIRST FLOOR Landing.

BEDROOM 1 Fitted wardrobes. Country views.

EN-SUITE New full-sized bath and fitted storage units WC and wash hand basin.

BEDROOM 2 Fitted wardrobes.

EN-SUITE Shower cubical with fitted WC and wash hand basin.

BEDROOM 3 A single room with Velux window.

HEATING An oil-fired boiler provides hot water and central heating to radiators.

OUTSIDE A gravelled driveway leads to a large, gravelled parking area and double garage with new wooden doors, power and light. Large timber store. The good-sized gardens are laid mostly to lawn with several mature trees, paved terrace, pathways and herbaceous borders and feature pond. Summerhouse, greenhouse and new oil storage tank. Access to the Worsley Trail bridleway and open countryside.





SERVICES Water and electricity. Private drainage system.

COUNCIL TAX Band F

EPC D

TENURE Freehold.

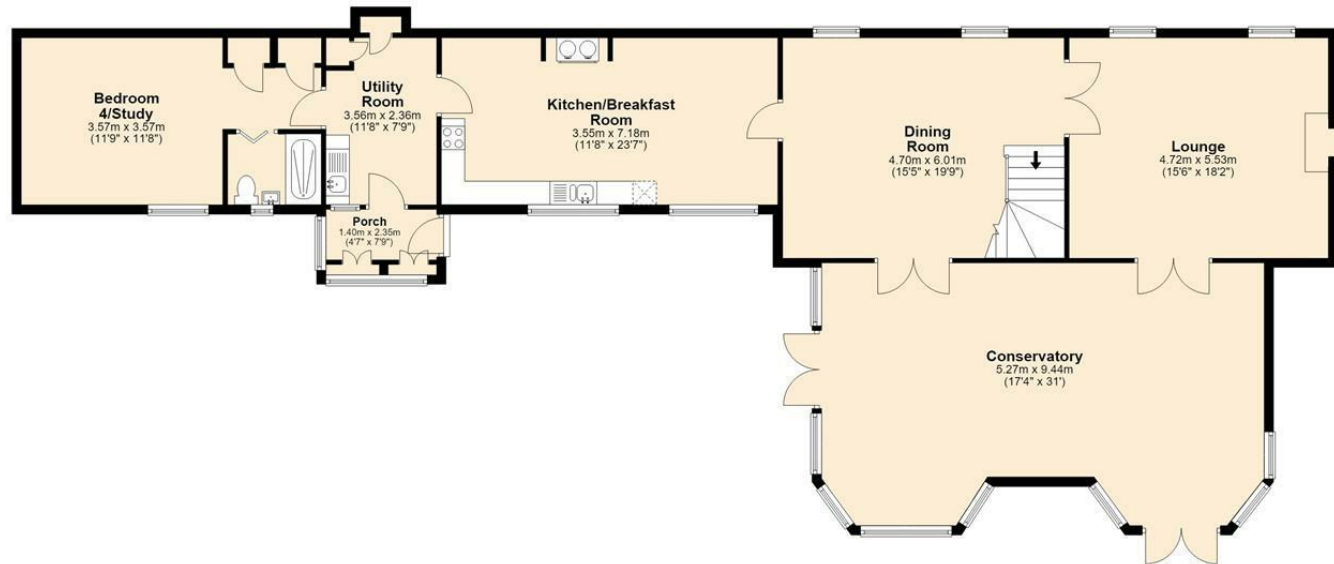
POSTCODE PO30 3HG

VIEWINGS Strictly by prior appointment with the sole selling agents, Spence Willard.

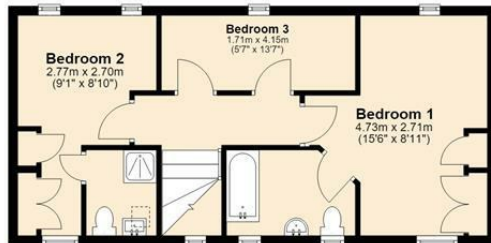




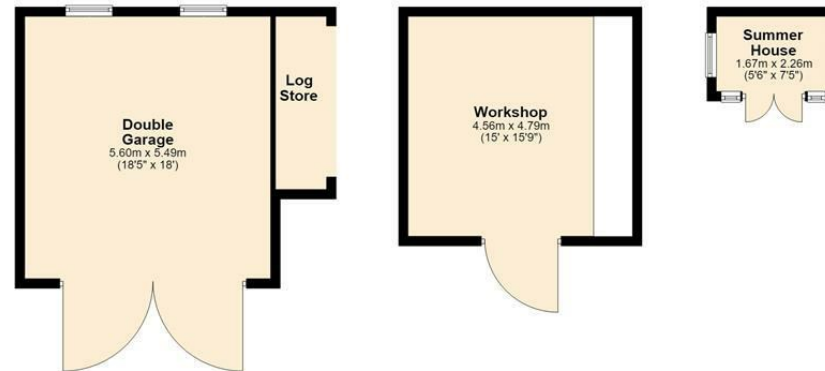
Ground Floor
Approx. 166.4 sq. metres (1791.6 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.7 sq. feet)



Outbuildings
Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 274.8 sq. metres (2957.6 sq. feet)

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The Hardies, Roslin Lanes, Chillerton

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