

# SPENCE WILLARD



Kasprowy, Windmill Lane, Totland Bay, Isle of Wight



*A discreetly positioned four–five bedroom detached home on the Totland/Freshwater fringes, boasting elevated views towards Afton Down and offering versatile space for multi-generational living with generous gardens and ample parking.*

VIEWING

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The property features reverse-level accommodation designed to maximise the far-reaching views with fabulous potential for a separate ground floor annexe area if required. The first floor offers a spacious lounge that flows seamlessly into a well-proportioned kitchen/dining room. From the lounge, doors open onto a balcony where the outlook can be further enjoyed. The fitted kitchen includes a range of integrated appliances and provides excellent storage, while French doors from the dining area lead directly out to the rear garden. Also on the first floor are three well-sized bedrooms, each with built-in storage; two benefit from attractive distant views, and the third offers direct access to the garden. A family bathroom completes the upper level. On the ground floor you will find a cloakroom, a double bedroom with storage, and a large, flexible room ideally suited as either a further double bedroom or an additional reception space, perfect for adapting to your needs. A gas central heating system warms the accommodation and the majority of the windows and doors are double glazed. Outside, the property enjoys enclosed front and rear gardens that offer an appealing sense of privacy. The front provides valuable off-road parking, while the rear garden is attractively landscaped, an inviting space for relaxation and outdoor enjoyment.

**LOCATION**

The home sits discreetly along a peaceful lane on the rural outskirts of Totland Bay, backing onto open farmland. Local footpaths and bridleways provide easy routes across extensive downland and coastal trails, and Spinfish Lane offers a convenient link to Freshwater village centre with its range of shops, services, and amenities. Totland Bay's beach lies less than a mile away, with Colwell Bay and Freshwater Bay only a little further on. The harbour town of Yarmouth, known for its excellent sailing facilities and mainland ferry connection, is around ten minutes away by car.

**ENTRANCE HALL**

A generous and welcoming entrance hall with cloaks cupboard storage and stairs leading up to the main living space.



**CLOAKROOM**

A useful facility with WC and wash basin.

**BEDROOM 5/RECEPTION ROOM**

4.75m x 4.75m (15'7" x 15'7")

A fabulous and versatile space with patio doors to the front and two further side windows providing good light.

**BEDROOM 4**

3.25m x 2.95m (10'7" x 9'8")

A good bedroom featuring built-in wardrobe storage and a cupboard neatly housing the gas central heating boiler.

**FIRST FLOOR LANDING**

with a built-in airing cupboard housing the hot water cylinder.

**LOUNGE**

4.75m x 4.75m (15'7" x 15'7")

A beautifully proportioned room that opens seamlessly into the kitchen/dining area, taking full advantage of the far-reaching downland views framed by the patio doors. A feature focal point houses an electric fire creates with dual side windows bringing in additional natural light, enhancing the sense of space.

**KITCHEN/DINING ROOM**

6.00m x 3.25m (19'8" x 10'7")

Thoughtfully designed with practical living in mind and subtly influenced by Scandinavian styling, the kitchen area is well equipped with generous storage and integrated appliances, including a gas hob, electric double oven and washing machine, along with a recessed fridge/freezer. A double-drainer sink offers added convenience. The spacious dining area benefits from a dual aspect, with a large side window and French doors opening to the rear garden, ensuring excellent natural light throughout the day.

**BEDROOM 1**

A generous double bedroom featuring a superb bay window to the front, perfectly positioned to enjoy the distant views. Built-in recessed storage and a vanity wash basin provide excellent practical storage solutions.

**BEDROOM 2**

4.10m max x 2.95m (13'5" max x 9'8")

Another well-proportioned double bedroom featuring a fitted wardrobe and a patio door that opens directly onto the rear garden.

**BEDROOM 3**

3.85m max x 2.95m max (12'7" max x 9'8" max)

Again, fitted with practical wardrobe storage this bedroom enjoys a distant downland view.







## BATHROOM

2.30m x 1.75m (7'6" x 5'8")

Fully tiled and fitted with suite comprising a WC, vanity wash basin and a bath with shower over.

## OUTSIDE

The front garden is attractively enclosed by mature hedging, creating a welcoming sense of privacy. A driveway provides valuable off-road parking, while the lawned area is framed by well-stocked flower and shrub borders. Well-maintained fruit trees add charm and seasonal interest, and a useful timber shed/workshop with power, sits neatly in one corner. Access on both sides of the property leads through to the rear garden.

To the rear, the garden enjoys a predominantly westerly aspect and backs directly onto open farmland, giving a wonderful feeling of space. Perfect for soaking up the afternoon and evening sun, the garden is bordered by established hedging that offers excellent privacy. It is beautifully planted with a variety of shrubs and perennials, complemented by a central lawn and a practical timber garden outbuilding/summer house as well as a useful outside water tap.

## COUNCIL TAX BAND

E

## EPC RATING

D

## TENURE

Freehold

## POSTCODE

PO39 0HH

## VIEWING

Strictly by appointment with the selling agent, Spence Willard.







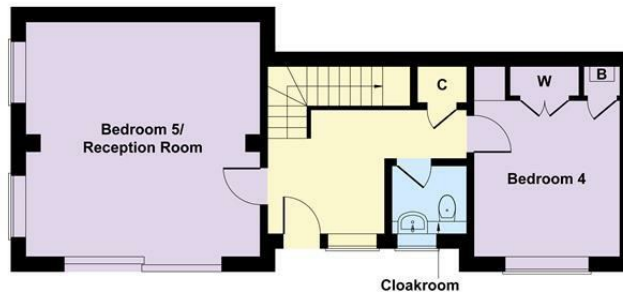




## Kasprowy



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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