

SPENCE WILLARD



1 Woodlands, Cliff Road, Totland Bay, Isle of Wight

This substantial detached coastal home offers four to five bedrooms of generous, versatile accommodation, together with a double garage. Tucked away in a quiet residential cul-de-sac, it is perfectly positioned just a short stroll from direct access onto the beach at Totland Bay.

VIEWING

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1 Woodlands, is an attractive and well-proportioned detached home set along the sought-after Cliff Road area, just moments from the coastline at Totland Bay. The property was built by the well regarded local builder JR Buckett & Sons and enjoys a peaceful, leafy setting with mature surroundings and offers generous, versatile accommodation ideal for both permanent living or holiday use. Inside, the house provides bright, welcoming spaces with a comfortable flow, complemented by high quality hardwood framed double glazed windows that draw in natural light and frame the pleasant outlooks. The ground floor offers spacious living areas suited to modern family life including a generous living room with wood burner, a stylish kitchen/dining room and a useful study or fifth bedroom while the four bedrooms upstairs provide ample room for guests or growing families and are complemented by an en suite and dressing room to the master bedroom as well as a family bathroom. The accommodation is warmed by a gas central heating system and being of a more modern construction benefits from good levels of insulation.

Outside, the gardens wrap around the property, offering a sense of privacy and seclusion, with plenty of space for outdoor dining, relaxation and planting as well as regular Red Squirrel visits. A driveway and double garage, integral to the house, add further convenience and potential accommodation if desired.

LOCATION

Situated on the Island's picturesque west coast, Totland Bay is a highly sought-after coastal village, renowned for its scenic beach, wide westerly views across the Solent and its spectacular sunsets. The village provides a selection of everyday amenities, including a convenience store, post office and a popular seafront pub/restaurant, The Waterfront. Nearby Colwell Bay offers another beautiful stretch of beach and is home to the acclaimed waterfront restaurant The Hut. The surrounding coastal footpaths connect to miles of downland and shoreline walks, showcasing some of the Island's most impressive scenery.

Freshwater village is close at hand, offering a broader range of shops and services, including a primary school, doctor's surgery and a sports centre with community swimming pool. The charming harbour town of Yarmouth is around ten minutes away, providing excellent sailing facilities, independent shops and cafés, along with regular car ferry services to Lymington. With the beach, coastal paths and the popular Totland and Colwell Bay waterfronts all within easy reach, this is a superb opportunity to secure a well-located home in one of the West Wight's most desirable residential areas.

ENTRANCE HALL

6.00m x 2.25m (19'8" x 7'4")

A truly welcoming space with oak ballustered staircase leading off and featuring engineered oak flooring.

CLOAKROOM

Well appointed and featuring a WC and wash basin.

LIVING ROOM

7.00m x 4.00m (22'11" x 13'11")

A bright and spacious dual aspect room featuring an attractive wood burning stove to one end providing a snug and attractive focal point.

KITCHEN/DINING ROOM

4.90m max x 7.00m max l'shaped (16'0" max x 22'11" max l'shaped)

A wonderful and spacious L'shaped room enjoying an outlook over the gardens. The kitchen area provides a good range of stylish modern storage cupboards, drawers and work surfaces including an island unit with breakfast bar. A range cooker neatly sits in the space with a cooker hood over. Other appliances include an integrated dishwasher and space for an American style fridge/freezer. A door connects directly into the double garage where there is space and plumbing for a washing machine. The comfortable dining area offers ample space for a dining table and chairs together with a sizeable bay window ideal for a sofa. Double doors open out to the side onto a secluded patio terrace ideal of entertaining.

STUDY/BEDROOM 5

3.35m x 2.50m (10'11" x 8'2")

A very useful and versatile space as either a home office or additional ground floor bedroom if desired.

FIRST FLOOR LANDING

with a easterly window to the staircase and featuring a good sized built-in airing cupboard housing the hot water tank.

MASTER BEDROOM

4.90m x 3.55m (16'0" x 11'7")

A superbly spacious double bedroom to the rear with access to:

DRESSING ROOM

4.35m x 3.00m (14'3" x 9'10")

A generous and versatile space offering ample room as a dressing room or alternatively a nursery, studio or hobby space.

EN SUITE BATHROOM

3.30m x 2.85m (10'9" x 9'4")

A fabulous facility with tiled floor and a suite comprising a shower cubicle, WC, wash basin and a wonderful freestanding bath angled across one corner.

BEDROOM 2

4.00m x 3.50m (13'1" x 11'5")

Another generous double bedroom with an outlook to the front.

BEDROOM 3

4.00m x 3.45m (13'1" x 11'3")

An equally generous double bedroom, similar to Bedroom 2.

BEDROOM 4

3.35m x 3.15m (10'11" x 10'4")

A fourth double bedroom overlooking the garden.

FAMILY BATHROOM

3.50m max x 2.25m max l'shaped (11'5" max x 7'4" max l'shaped)

Providing a good facility to three of the bedrooms with a tiled floor and comprising bath, WC, wash basin and a corner shower cubicle.





OUTSIDE

The property enjoys an open-plan front garden, mainly laid to lawn, with a block-paved driveway providing generous parking and access to the double garage, along with a pedestrian route to the rear garden. An additional parking space sits to the front of the property, accompanied by a further gated access into the rear garden.

The rear garden wraps around two sides of the home and is bordered to one side by mature trees. Beautifully planted and thoughtfully landscaped, it offers a variety of charming spots to sit and unwind. A good-sized timber garden building provides useful storage, with further storage available in a discreet corner of the garden. Additional features include an outside power socket and a water tap.

DOUBLE GARAGE

5.55m x 5.00m (18'2" x 16'4")

A superb space connecting into the kitchen area, featuring an electric up-and-over door, windows to the side and rear, and power/lighting. Additional benefits include very useful built-in storage cupboards, plumbing for a washing machine with space to stack a tumble dryer above, and housing the gas central heating boiler.

COUNCIL TAX BAND

F

EPC RATING

C

TENURE

Freehold

POSTCODE

PO39 0FE

VIEWING

Strictly by appointment with the selling agent, Spence Willard.







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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