

SPENCE WILLARD



Afton Cottage, Afton Road, Freshwater, Isle of Wight

A deceptive and charming semi-detached 4-5 bedroom character home set within a generous plot, enjoying a desirable location, backing onto the Afton Nature Reserve.

VIEWING

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This charming home has been thoughtfully extended and improved to create a wonderfully comfortable family space, blending modern convenience with beautifully retained period features. The character is clear from the moment you step inside, with the original stained-glass door, exposed floorboards and attractive staircase setting the tone. The dining room sits at the heart of the home, opening into a bespoke fitted kitchen, while a study/fifth bedroom and a cosy living room with wood-burning stove lead off. The living room flows through to a bright conservatory and out to the garden whilst a cloakroom and generous entrance porch complete the ground floor. Upstairs, a generous landing serves four well-proportioned bedrooms, one with an en suite shower room, alongside a family bathroom.

Outside, the property offers off-road parking to the front and a good-sized rear garden that stretches down to Afton Nature Reserve. The garden is arranged in distinct areas for relaxation and entertaining, providing excellent privacy and a wonderful natural backdrop for quiet enjoyment.

LOCATION

Situated between Freshwater village and the beach at Freshwater Bay, the cottage offers an ideal blend of convenience and coastal enjoyment. Local shops and amenities are around half a mile away, while the beach, golf course and access to miles of bridleways and footpaths along the Tennyson Trail provide superb opportunities for watersports, swimming and outdoor pursuits. Nearby, The Causeway and Yar Estuary connect to a scenic cycle path leading into Yarmouth, with its sailing facilities, eateries and mainland ferry links, making this a highly desirable location for both permanent living and holiday use.

PORCH

An ideal entrance area with space for coats and shoes, complemented by a built-in cloaks cupboard. The decorative original entrance door, complete with stained glass, opens into the hallway.

CLOAKROOM

A useful ground floor facility with WC and wash basin.

ENTRANCE HALLWAY

with Stairs leading off and featuring attractive floorboards opening through into:

DINING ROOM

4.50m max to understairs x 3.00m (14'9" max to understairs x 9'10")

A truly generous space partly open plan to the kitchen and featuring recessed storage either side of a brick fireplace. One of the cupboards also neatly houses the gas central heating boiler.

KITCHEN

3.35m x 2.95m (10'11" x 9'8")

Beautifully finished with a bespoke range of cupboards and drawers, complemented by further attractive storage solutions and solid wood work surfaces incorporating a stone butler-style sink. The overall look delivers a characterful finish in keeping with the age of the property. A gas-fired AGA is neatly recessed within the original chimney, creating another charming focal point. Additional features include an integrated washing machine and dishwasher, along with a superb recess designed to house a fridge/freezer.

LIVING ROOM

5.35m max x 4.60m max (17'6" max x 15'1" max)

An good sized Lshaped room offering ample space for seating around the decorative fireplace complete with a wood burning stove. Bespoke fitted shelving either side of the fireplace provide practical space for books etc. Double doors lead through to:

CONSERVATORY

3.60m x 2.70m (11'9" x 8'10")

A wonderful extension to the rear adding to the living space with access out to the rear garden.

STUDY/BEDROOM 5

A versatile room with floorboards and fitted book shelving offering great potential as a ground floor fifth bedroom if desired.

FIRST FLOOR LANDING

A spacious landing area with characterful balustrading to the stairwell.

BEDROOM 1

4.60m x 2.90m max (15'1" x 9'6" max)

A large double bedroom with exposed floorboards offering an outlook to the rear.

EN SUITE SHOWER ROOM

2.50m x 1.60m (8'2" x 5'2")

A useful facility with tiled walls and floor comprising a WC, bidet, wash basin and a corner shower cubicle.

BEDROOM 2

3.35m x 3.00m (10'11" x 9'10")

Another double bedroom featuring an original inset decorative fireplace with a useful recessed storage cupboard to the side.

BEDROOM 3

3.00m x 2.65m (9'10" x 8'8")

A double bedroom to the rear and featuring a decorative cast iron fireplace with recessed cupboards to either side.

BEDROOM 4

2.55m x 2.15m (8'4" x 7'0")

A well proportioned Lshaped bedroom with a built-in in airing cupboard housing the hot water cylinder.

FAMILY BATHROOM

2.50m x 2.00m (8'2" x 6'6")

A generous facility with suite comprising a WC, washbasin and bath with a shower tap attachment over.





OUTSIDE

To the front of the property is a block-paved parking area, partly screened by hedging and providing off-road space for up to two cars, with a gated side access leading through to the rear garden.

The long rear garden is full of charm and beautifully stocked with a wide variety of established plants, trees and shrubs. A patio area adjacent to the house offers ample space for relaxation and entertaining, leading onto a lawned section with a useful timber shed. Further along, a gate opens into the lower part of the garden, where steps lead down to a charming summer house and a meandering pathway that continues to the far end of the plot, backing onto Afton Nature Reserve.

COUNCIL TAX BAND

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EPC RATING

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TENURE

Freehold

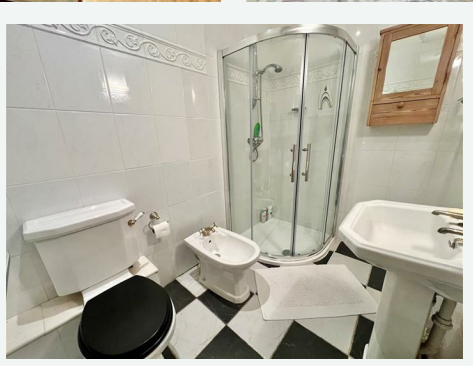
POSTCODE

PO40 9TP

VIEWING

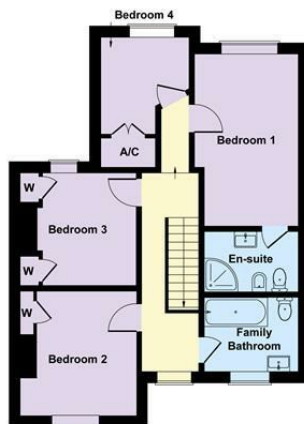
Strictly by prior appointment with the sole selling agent Spence Willard.







Afton Cottage



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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