

SPENCE WILLARD



Adeline Alum Bay New Road, Totland Bay, Isle of Wight, PO39 0ES

*An truly fabulous detached 4/5 bedroom contemporary home located on the westerly outskirts of Totland Bay with views to the front and rear to Tennyson Down and the Western Solent.*

VIEWING

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Constructed in 2020, Adeline is a spacious, light filled contemporary house which is aesthetically alluring. A fusion of glass elevations to fully appreciate the views front and rear, modern cladding and crisp rendering cleverly marry together to maximise the striking appearance. Being a modern building, the property benefits from good insulation levels, double glazing throughout and is thoughtfully designed to minimise maintenance.

Internally, the accommodation has been well designed to provide versatile rooms which offer great flexibility for a variety of living needs from multi-generational space for the larger family to a ground floor annexe space if required. To the ground floor there is a fabulous open plan kitchen/dining/living room with two sets of bi-fold doors leading out to the rear garden and patio terrace and a tiled floor creating a seamless flow between the two areas and continues through to the entrance hall. The kitchen area is well fitted with modern smart smooth lined storage incorporating integrated appliances and a wonderful island unit. A contemporary gas real flame double sided fire is neatly built-in into a wall between the living area and kitchen/dining space creating a feature focal point and providing partial separation between the two spaces. Leading from the kitchen area is a generous utility/boot room. There are a further three rooms to the ground floor space, which can be utilised as either bedrooms, study or reception space. One of the rooms interconnects to a well appointed 'Jack n Jill' shower room. Outside, there are good sized and well-maintained gardens to the front and rear, including a graveled driveway providing ample parking and turning space combined with a large detached garage and an electric remote controlled entrance gate and intercom system. In the rear garden there are two versatile Log Cabin Studios which would make fabulous Garden Rooms and/or Office space for those working from home.

**LOCATION**

Located on the rural fringes of Totland Bay, Adeline is within close proximity to numerous public footpaths and bridleways giving access to miles of National Trust downland and coastal walks, from which there are stunning views across the Island and over the western Solent to the mainland beyond. Also within walking distance are the beaches in Totland and Colwell Bays, both popular swimming beaches, boasting the 'Waterfront' restaurant, and The Hut, all very popular sea front eateries. Totland Bay offers a small range of shops and services and the larger village of Freshwater with is within a mile and enjoys a wider range of shops, medical centre, sports centre and primary school.

**ENTRANCE HALL**

**KITCHEN/DINING AREA**

4.015m x 6.110m (13'2" x 20'0")

Well fitted with ample smart modern storage incorporating composite work surfaces and a variety of integrated appliances including both a tall fridge and freezer, electric double oven, microwave and a five plate electric induction hob inset into the island unit with a discreet extractor unit set into the ceiling above. There are tri-fold doors leading out to the rear garden as well as a feature double sided contemporary gas real flame fire to the dining area.

**LIVING AREA**

4.000mx 6.110m (13'1" x 20'0")

The generous living space once again features tri-folding doors to the garden and the contemporary gas fire as a smart focal point.

**UTILITY/BOOT ROOM**

3.870m x 3.250m (12'8" x 10'7")

Another generous space with space and plumbing for both a washing machine and dishwasher as well as built-in storage cupboards, one housing the 'Vaillant' gas central heating boiler.

**SITTING ROOM/BEDROOM 5**

4.150m x 3.220m (13'7" x 10'6")

A good sized versatile room as either a reception space or 5th bedroom.

**BEDROOM 4**

4.700m x 3.850m (15'5" x 12'7")

A large double bedroom with an outlook to the front and door to:

**JACK N JILL SHOWER ROOM**

A generous and fully tiled facility with large vanity sink unit, WC and walk-in shower cubicle

**STUDY**

3.160m x 3.100m (10'4" x 10'2")

Another good room currently being used as a study.

**FIRST FLOOR LANDING**

with double storage cupboard

**BEDROOM 1**

4.850m x 5.480m (15'10" x 17'11")

A large double bedroom featuring a walk-in wardrobe and a fabulous full width window which extends up the vaulted ceiling height, taking full advantage of the coastal view across Totland Bay to the Western Solent and mainland beyond including Hurst Castle.

**EN SUITE SHOWER ROOM**

A well appointed facility with WC, vanity wash basin and a walk-in shower enclosure.

**BEDROOM 2**

4.860m x 4.480m (15'11" x 14'8")

Another large double bedroom with access to eaves storage and featuring a fully glazed gable with double doors leading out to a balcony partly sheltered under the eaves and overlooking the front garden with a lovely view towards Tennyson Down.

**BEDROOM 3**

4.850m x 3.770m max (15'10" x 12'4" max)

Another good double bedroom with walk in dormer windows to the front and rear enjoying both a sea and downland view.





#### **FAMILY BATHROOM**

Another well appointed facility featuring a large vanity wash basin, WC, bath and a separate shower cubicle.

#### **OUTSIDE**

4.250m x 3.900m (13'11" x 12'9")

There are good sized gardens to the front and rear of the property which are mainly laid to lawn with a variety of plants, shrubs and young fruit trees. The front garden features a gravelled driveway providing ample parking and turning space for several cars and is access by a neat electronic, remote operated sliding entrance gate with intercom system linked to the property. There is a gated access to both sides of the property and access to a generous detached GARAGE 5.570m x 4.880m (18'3" x 16'0") with a remote controlled up and over door, power/light, window to the rear and a pedestrian side door.

The rear garden is enclosed by fencing and features an Indian Sandstone paved patio terrace ideal for entertaining. There is a good variety of outbuildings including a timber garden shed and two versatile Log Cabin Studios 4.250m x 3.900m (13'11" x 12'9") both with power/light which would make fabulous Garden Rooms and/or office space for those working from home.

#### **COUNCIL TAX BAND**

F

#### **EPC RATING**

B

#### **TENURE**

Freehold

#### **POSTCODE**

PO39 0ES

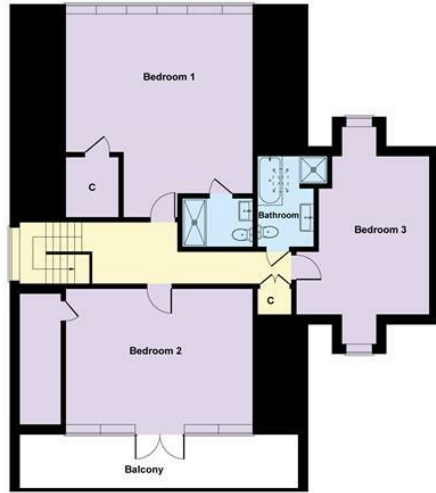
#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





## Adeline



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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