



The Sycamore

4 Brook Farm Close, Brook, Isle of Wight PO30 4LD



£600,000
FREEHOLD



Offered for sale chain-free, The Sycamore is a four-bedroom detached home with mature gardens, a conservatory, a double-garage, and a private orchard/meadow, tucked away near the coast in the rural hamlet of Brook.

- Spacious detached four-bedroom family home
- Private orchard/meadow creating exceptional lifestyle space
- Conservatory overlooking the mature rear gardens
- Four well-proportioned bedrooms including a primary suite
- Driveway, double garage and additional storage space
- Attractive countryside setting close to beautiful beaches
- Large dual-aspect sitting room with fireplace and garden access
- Separate dining room, kitchen and adjoining utility room
- Mature gardens with sundeck, greenhouse and summerhouse
- Peacefully positioned at the end of a quiet cul-de-sac

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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The Sycamore is a generously proportioned detached family home offering over 2,000 square feet of accommodation, quietly positioned within an attractive and quiet cul-de-sac location. The property presents an exciting opportunity for a purchaser wishing to personalise a substantial home in a highly desirable setting. With spacious reception rooms, four well-balanced bedrooms, mature gardens, a conservatory, generous garage and charming summerhouse, the home combines practical family living with exceptional outdoor space including a spectacular private orchard/meadow area that significantly enhances the property's appeal.

The Sycamore enjoys an enviable location, surrounded by stunning rural landscape and also within walking distance of some of the Islands most spectacular coastline and beaches. The surrounding area offers a blend of charm and convenience, with nearby amenities, schools and transport links all accessible in nearby villages. The surrounding fields and rolling landscape creates a wonderfully tranquil atmosphere, ideal for those seeking a quieter pace of life whilst remaining connected to neighbouring towns and coastal destinations.

Welcome to The Sycamore

Set at the end of an exclusive residential cul-de-sac, The Sycamore immediately presents an attractive and established frontage framed by mature planting and neatly maintained gardens. The detached home enjoys a tucked-away feel, with gated side access leading through to the rear gardens and outdoor entertaining spaces. A charming name plaque and landscaped entrance create a welcoming first impression, while the surrounding greenery and countryside backdrop add to the home's peaceful setting.

Lobby and Entrance Hall

The lobby provides a perfect entry into the home, with plenty of room for shoes and coats, with a door leading to a useful ground floor cloakroom and a doorway into the entrance hall. The central entrance hall has a generous coats cupboard to one end, and provides access to the principal ground floor accommodation and staircase to the first floor.

Cloakroom

Positioned conveniently off the entrance lobby, the ground floor cloakroom provides practical facilities for guests and day-to-day family living.

Sitting Room

A particularly impressive reception room extending over 24 feet in length, the sitting room enjoys excellent natural light from dual aspects and French doors opening onto the front garden. A feature stone fireplace creates a focal point, while the generous proportions provide ample space for both seating and entertaining areas.

Dining Room

The separate dining room offers an ideal formal entertaining space positioned conveniently adjacent to the kitchen, with pleasant views towards the front aspect.

Kitchen

The fitted kitchen provides a practical layout with a range of cabinetry, worktop space and room for appliances. The kitchen has a large window looking over the rear garden, and is well positioned adjacent to the dining room and with a door connecting to the utility area.

Utility Room

The separate utility room provides additional storage, appliance space and practical day-to-day functionality, with access through to the conservatory and rear garden beyond.

Conservatory

Positioned to overlook the rear garden, the conservatory creates a bright additional reception area with direct access outside, ideal for enjoying the garden throughout the seasons.



First-Floor Landing

The spacious landing provides access to all four bedrooms, family bathroom and to an airing cupboard.

Bedroom One

A generously proportioned principal bedroom enjoying delightful elevated countryside views across both the garden and on to the surrounding landscape beyond. The room benefits from fitted storage and also has a private ensuite shower room.

Ensuite Shower Room

Fully tiled, the en-suite provides practical convenience with a corner shower, pedestal basin, WC and bidet. The ensuite also features a Velux window.

Bedroom Two

A comfortable double bedroom overlooking the surrounding gardens, offering excellent proportions for family living or guest accommodation.

Bedroom Three

A further well-sized bedroom with pleasant outlooks and flexibility for family use, guests or home working.

Bedroom Four

Currently arranged as a fourth bedroom, this versatile room could equally function as a study or hobby room depending on individual requirements.

Family Bathroom

The spacious family bathroom serves the remaining bedrooms, and is currently arranged with a large corner bath with shower over, a pedestal basin set beneath a window to the front aspect, and a matching WC.

Outside - Front

To the front, a block paved driveway provides plenty of parking and access to the garage. A path leads past the garage and into the front garden, which is laid to lawn and surrounded with glorious mature planting which create a welcoming atmosphere and also enhance the privacy of the property.

Side Garden and Sundeck

A sheltered garden area incorporates a decked terrace ideal for outdoor seating and summer dining. Mature planting and gated access create privacy and character, and a pedestrian door leads into the back of the garage. Additional practical outdoor features include a greenhouse and useful storage areas positioned discreetly to the side of the property.

Rear Garden

The rear garden is predominantly laid to lawn and enjoys a mature and established feel, bordered by hedging, trees and flowering beds. The generous outdoor space provides excellent scope for entertaining, family enjoyment and gardening enthusiasts alike. Within the garden, a characterful timber summerhouse offers a charming retreat with potential for hobbies, storage or garden entertaining. A gate leads to the orchard/meadow.

Orchard/Meadow

A particularly special feature of the property is the adjoining orchard and meadow area, creating a beautiful extension of the garden and a wonderful sense of space and connection to the surrounding countryside. Various fruit trees are surrounded with wildflowers to create an enchanting, tranquil retreat. This idyllic outdoor area offers enormous lifestyle appeal, ideal for families, nature lovers or simply enjoying the peaceful rural surroundings.



In Summary

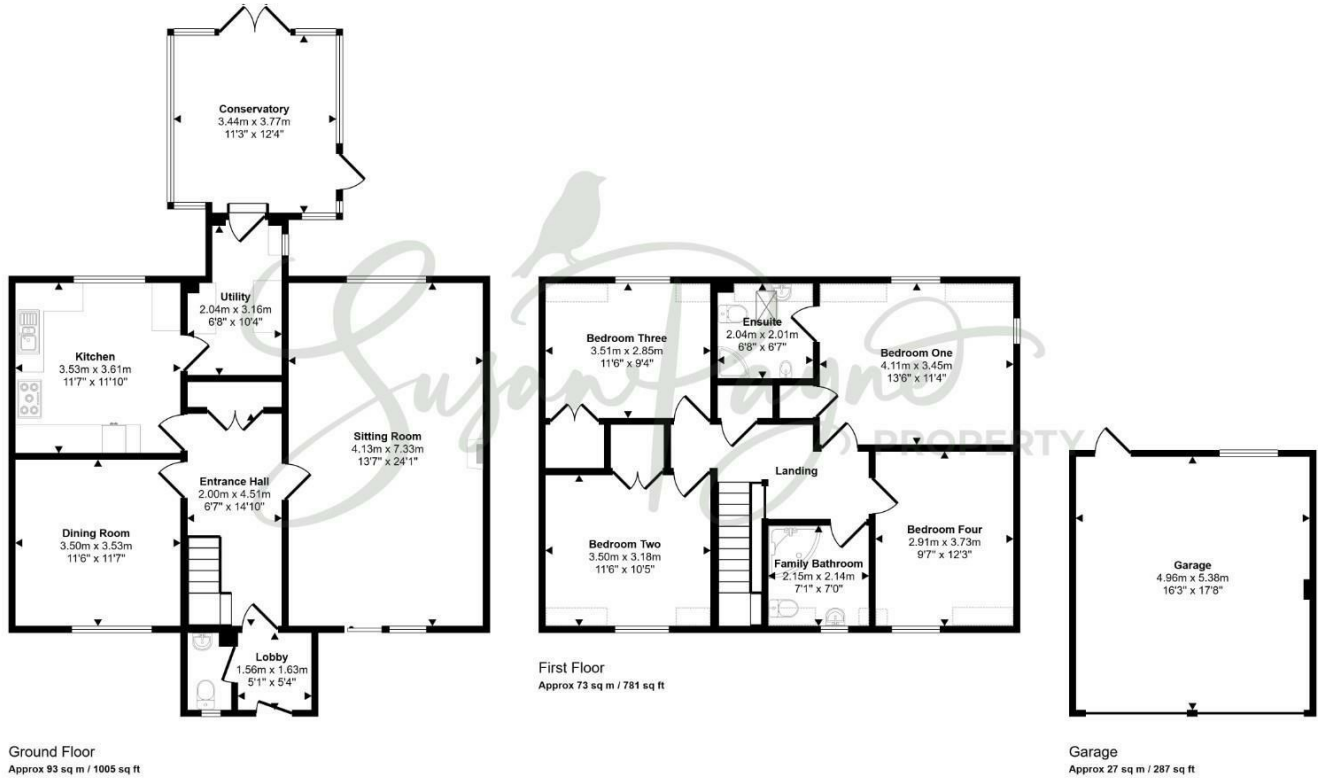
Offering generous accommodation, a quiet rural setting and exciting potential for updating, The Sycamore represents a rare opportunity to acquire a substantial detached home within a peaceful and highly desirable location. The private orchard/meadow creates an exceptional lifestyle opportunity further enhancing the property's unique appeal. With mature gardens, versatile reception space and excellent family proportions throughout, the property provides an ideal foundation for a long-term family residence. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

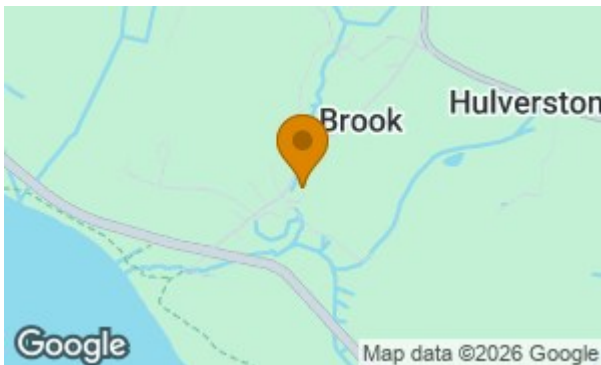
Tenure: Freehold | Council Tax Band: F (Approx £3675.18 for 2026/27) | Services: Mains water, electricity and drainage



Approx Gross Internal Area
193 sq m / 2073 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	35	63
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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