

# SPENCE WILLARD



Picnic, Walkers Lane, Shorwell, Isle of Wight

*An immaculately presented detached home offering four to five bedrooms, with spacious, versatile accommodation set within generous, beautifully landscaped and meticulously maintained gardens.*

VIEWING

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Picnic offers impressive accommodation with well-presented, well-appointed rooms throughout. On entering the property, the quality and attention to detail are immediately evident, with a welcoming hallway setting the tone. The large living room provides generous space for relaxing and gathering around the open fireplace, flowing naturally into a bright sunroom that enjoys a lovely outlook over the rear garden and direct access to the extensive split-level entertaining terrace. The separate dining room also opens onto the terrace and rear garden via tri-folding doors and is also open plan to a superb kitchen fitted with ample bespoke finished cabinetry, quartz work surfaces and a range of integrated appliances. A study or fifth bedroom completes the ground-floor accommodation. The property is warmed by a Calor gas-fired central heating system and features double-glazed windows and doors throughout. Flooring has been thoughtfully chosen, with stylish oak and laminate flooring to the ground floor, polished tiles to the kitchen, and fitted carpets and attractive finishes to the first floor.

Outside, the property enjoys superbly maintained gardens to both the front and rear, beautifully planted and thoughtfully landscaped. The front features a block-paved driveway providing excellent off-road parking, while the rear boasts a wonderful split-level entertaining terrace laid to decking. Enjoying a sunny southerly aspect, the rear garden makes full use of the daytime sun.

**LOCATION**

Located on the edge of the charming village of Shorwell, one of the Isle of Wight's most historic rural villages. Surrounded by rolling downland and farmland, the area offers a wonderfully peaceful setting with immediate access to scenic footpaths and bridleways, including routes across the Downs towards Brighstone and Kingston. The village itself provides a friendly, traditional atmosphere with The Crown Inn public house at its heart together with the 12th-century St Peter's Church close by. Despite its rural feel, Shorwell is well connected, with Newport's wider range of shops, schools and services just a short drive away, and the south-west coastline, including Brighstone Bay and Compton, within a few miles for beach walks and outdoor pursuits. The nearby village of Brighstone features a range of amenities including a doctors, primary school, general store with post office, cafe/bistro, tea rooms, hairdressers and a community library for added convenience.

**OPEN PORCH**

Providing a degree of shelter to the front entrance and featuring a useful external double power socket.

### ENTRANCE HALL

A good sized welcoming space with stairs leading off, an understairs storage cupboard as well as a useful shoe cupboard.

### LIVING ROOM

5.30m x 3.55m (17'4" x 11'7")

A well proportioned reception room with an attractive open fireplace with a bespoke granite hearth and inset complemented by a rustic oak surround/mantle creating an appealing focal point.

### SUN ROOM

3.70m x 3.45m (12'1" x 11'3")

Continuing on from the living room, the sun room provides a peaceful space to sit and look out over the beautifully landscaped rear garden. Double door leads out onto a substantial decking for further relaxation and entertaining.

### STUDY/BEDROOM 6

3.20m x 2.45m (10'5" x 8'0")

A useful ground floor room with an outlook to the front and ideally suited as either a study/home office, a ground floor bedroom or even an additional reception room.

### DINING ROOM

4.70m x 3.65m (15'5" x 11'11")

A spacious room with ample space for a family dining table and chairs and featuring an attractive engineered oak floor. A window and tri-folding doors provide an appealing outlook and access to the rear garden and decked terrace.

### KITCHEN

6.55m x 2.90m (21'5" x 9'6")

A well organised and practical space featuring a wide range of cupboards and drawers in a bespoke finish complemented by ample quartz work surfaces and a fabulous polished tiled floor. There is a range of storage solutions including a pull-out basket, integrated bins, a larder unit and large pans drawers. A range of integrated appliances comprise two 'AEG' electric ovens as well as a ceramic hob and a dishwasher. In addition, there is an eye-level microwave oven and also a cooker hood over the hob. Space is allocated for both a freestanding washing machine and tumble dryer as well as a neat recess for a good sized fridge/freezer.

### FIRST FLOOR LANDING

A good sized connective space with a built-in shelved airing cupboard.

### BEDROOM 1

3.60m x 4.25m max (11'9" x 13'11" max)

A good sized double bedroom overlooking the rear garden.

### EN SUITE SHOWER ROOM

2.00m x 1.65m (6'6" x 5'4")

A well appointed facility with tiled walls and comprising a WC, a corner shower cubicle with electric shower unit and a vanity wash stand with a counter top basin.

### BEDROOM 2

4.00m x 3.55m (13'1" x 11'7")

Another good sized double bedroom overlooking the rear garden.

### BEDROOM 3

3.95m x 3.00m (12'11" x 9'10")

A generous double bedroom to the front



**BEDROOM 4**

3.60m x 2.65m (11'9" x 8'8")

Another double bedroom to the front featuring good built-in storage comprising wardrobe cupboards and further storage over the double bed recess.

**BEDROOM 5**

2.80m x 2.30m (9'2" x 7'6")

A versatile fifth bedroom with ample space for a single bed and furniture.

**FAMILY BATHROOM**

2.10m x 2.80m (6'10" x 9'2")

Another well appointed facility comprising a freestanding double ended bath, a good sized shower cubicle, a WC and a washbasin. A fitted bathroom storage cupboard and a ladder towel radiator complement the space.

**OUTSIDE**

The gardens are a standout feature of the property, having been beautifully landscaped and meticulously maintained to both the front and rear. At the front, a block-paved driveway with a turning area provides excellent off-road parking for several vehicles, complemented by an additional gravelled section offering further space. To one side of the house is a wider garden area, ideal for storage and with potential to accommodate a car port if desired.

The extensive rear garden enjoys a sunny aspect and features an impressive split-level deck, offering multiple areas perfectly suited for al fresco dining, entertaining and relaxation. A central lawn is framed by well-established planting and a delightful garden pond. A gated walkway beneath a trellis arch leads to a further charming lawned area, beautifully planted and complete with a second, tucked-away deck. Additional features include two useful timber garden stores/sheds and gated access on both sides of the property.

**COUNCIL TAX BAND**

F

**EPC RATING**

E

**TENURE**

Freehold

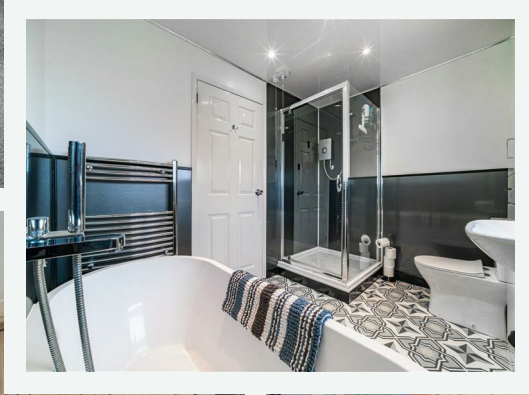
**POSTCODE**

PO30 3JZ

**VIEWING**

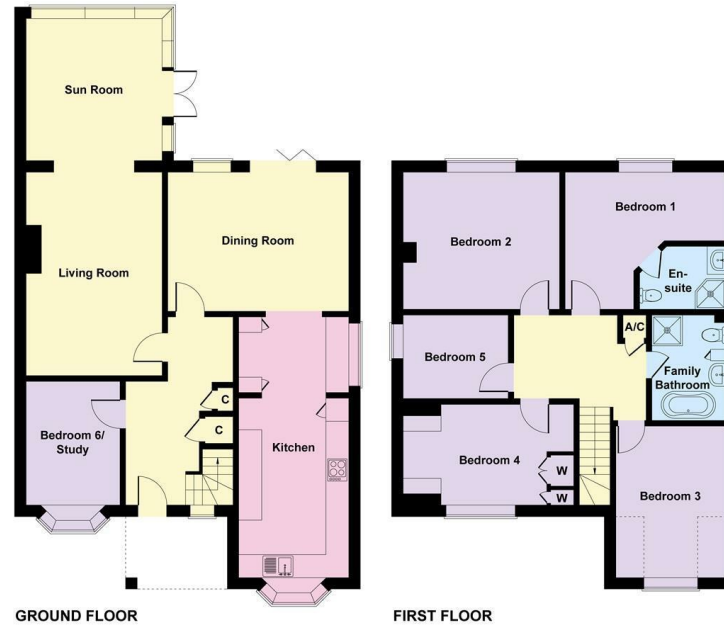
Strictly by appointment with the selling agent Spence Willard.







**Picnic**



**GROUND FLOOR**

**FIRST 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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