



High View, Firestone Copse Road, Fishbourne, Isle Of Wight

PO33 4AB

£700,000

A beautifully presented 4/5 bedroom detached home with versatile living throughout. Large spacious rooms, mature garden and a tucked away position. A fabulous home which is available as CHAIN FREE.

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SALES & LETTINGS

High View, Firestone Copse Road

4/5 bedroom detached home

Spacious rooms

Versatile throughout

Arranged over three levels

Owned solar panels

CHAIN FREE



The accommodation with approximate measurements

Open veranda with seating area

Oak front door to:

Hallway

Large open hallway with travertine flooring. Under stairs storage. Corner cupboard housing under floor heating controls. Double glazed window to side aspect. Doors to:

Cloakroom

Double glazed window to side aspect. Travertine tiled flooring. Low level WC. Hand basin. Part tiled walls. Corner storage cupboard.

Lounge

5.29 m x 3.75 m 17'4" x 12'4"

Double glazed bow window to front aspect. Two double glazed windows to side aspect. Feature fire place with marble surround. Air conditioning. Open in:

Dining room

4.75 m x 4.19 m 15'7" x 13'9"

Double glazed French doors to side aspect. Double doors to hallway.

Open kitchen / dining area

8.55 m x 4.03 m 28'1" x 13'3"

A beautifully fitted kitchen with high gloss and wooden fronted drawer, base and wall units. Pull out larder, bin storage. Two built in stainless steel steam cookers. Two Miele stainless steel double ovens. Miele two ring gas hob and an additional 4 ring induction hob with a feature stainless steel extractor over. Integrated Bosch fridge / freezer, Miele dishwasher and wine chiller. Two stainless steel sinks with a mixer tap that gives boiling

water. Matching breakfast bar and Island give even more storage units. Double glazed windows to both rear and side aspects. Travertine flooring. Room for table and chairs and door to laundry room. Open to sun room and seating area.

Sun room

5.20 m x 3.83 m 17'1" x 12'7"

Vaulted ceiling. Double glazed French doors to garden. Wall to wall double glazed windows to side and rear aspects. Travertine flooring. Air conditioning unit.

Laundry / utility room

2.80 m x 2.50 m 9'2" x 8'2"

Wall and base units. Stainless steel sink with mixer tap. Plumbing and space for washing machine and tumble dryer. Wall mounted Vaillant boiler. Cupboard housing Ariston water cylinder. Double glazed window and door to side aspect. Travertine flooring.

Stairs to first floor

Landing

5.30 m x 5.10 m 17'5" x 16'9"

Large open landing. Under stairs cupboard with consumer unit. Cupboard housing controls for under floor heating. Airing cupboard. Stairs to second floor.

Bedroom

3.77 m x 3.76 m 12'4" x 12'4"

Double glazed window to front aspect. Fitted wardrobes.

Bedroom

3.97 m x 3.94 m 13'0" x 12'11"

Double glazed window to front aspect. Air conditioning unit. Doors to:

En suite

2.92 m x 1.30 m 9'7" x 4'3"

Large walk in shower. Low level WC. Hand basin. Heated towel rail. Extractor fan.

Dressing room / bedroom

2.83 m x 3.00 m 9'3" x 9'10"

Double glazed window to side aspect.

Bedroom

4.44 m x 3.96 m 14'7" x 13'0"

Double glazed windows to side and rear aspects.

Door to:

En suite

2.89 m x 1.26 m 9'6" x 4'2"

Large walk in shower. Low level WC. Feature hand basin. Heated towel rail. Tiled walls and flooring. Double glazed window to rear aspect.

Bathroom

2.94 m x 3.09 m 9'8" x 10'2"

Large open bathroom. Large shower cubicle. Corner jacuzzi bath. Low level WC. Feature hand basin. Heated towel rail. Tiled flooring. Part tiled walls. Double glazed window to rear aspect.

Stairs to second floor

Open plan relaxing area

5.62 m x 4.64 m 18'5" x 15'

Double glazed window to rear aspect. Double glazed Velux window. Two storage cupboards into eaves. Cupboard housing under floor heating controls. Wall hung Solis solar PV inverter.

Shower room

2.67 m x 1.82 m 8'9" x 6'0"

Eluded window. Walk in shower. Low level WC. Hand basin. Heated towel rail. Tiled walls and flooring.

Bedroom

5.50 m x 3.95 m 18'1" x 13'0"

Double glazed window to front aspect. Storage into eaves.

Outside

REAR: Raised decking which wrap around the rear and side aspect. Steps down to fully enclosed mature garden. Mainly laid to lawn. External power point. Water tap.

FRONT: Ample parking for several cars. Enclosed car port with up and over door. **Additional information**

Tenure: Freehold

EPC: "C"

Council tax band "G"

Solar panel: 16. Fully owned.

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TOTAL APPROX. FLOOR AREA 3028 SQ.FT. (281.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurement, all services, tenure and all details relating to the property.