

SPENCE WILLARD



Wight Haven, Weston Lane, Totland Bay, Isle of Wight

A modernised well presented chain free, 4-5 bedroom detached chalet bungalow within a short walk of Totland Bay beach. Parking and garage

VIEWING

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A contemporary and well presented, chain free 4/5 bedroom, detached chalet bungalow, only a short walk from Totland Bay beach. The property includes parking and a garage.

The current owner has recently upgraded this mid-century property, which now offers spacious and flexible accommodation set over two floors, with the added advantage of a detached garage and off-road parking for several cars. Wight Haven is set back from the typically quiet country road, which ensures privacy when using either of the entrance ways or main garden with the original entrance accessed via a pathway in the front garden.

Moving inside, the soft colour palette is enhanced by plenty of natural light and offers a neutral backdrop for interior detailing starting with the internal hallway which offers storage space and access to the top floor via the original wooden staircase, as well as leading through to the airy, communal living, dining and kitchen areas, which are often flooded with brilliant sunlight!

A step down from the kitchen takes you into the useful conservatory/sunroom, which is also used as the day to day entrance area from rear parking area. The remaining ground floor accommodates two double bedrooms, a third bedroom/office, a family size bath and shower room, plus a separate WC. Upstairs are two additional double bedrooms, along with large storage cupboards.

Outside the front garden is mostly laid to lawn and although a generous size, it is not over-looked, due to being a corner plot and surrounded by mature hedging and newly fitted garden gate. A courtyard garden to the rear is the perfect sun trap and can be accessed via both the lounge and kitchen, making al-fresco dining a must! The off-road parking and garage are located on the approach to the house, also giving privacy to the courtyard garden.

LOCATION

Totland Bay is a popular area in West Wight and Weston Lane provides the perfect starting point for many beautiful walks to some of the islands iconic landmarks including The Needles, Headon Warren and Freshwater Bay.

The village is a mix of traditional and modern residential properties, with local amenities in walking distance, including an independent pub, at the end of the lane, along with a shop, post office, garage and two churches close by.

Freshwater and Yarmouth are only a 5-10 minute drive respectively, where a variety of supermarkets and independent shops can be found, along with a selection of popular restaurants, including The Hut, The Terrace and Albion Hotel. There is also a Golf Course with some spectacular sea views at Freshwater Bay and the nearest regular ferry service to and from the mainland UK via Lymington can be found in Yarmouth.

INNER PORCH

Access to and from the front garden with internal door into:

HALL

Stairs to first floor accommodation and doors off to:

LIVING / DINING ROOM

8.190 x 3.790 (26'10" x 12'5")

This spacious living space is ideal for a family to enjoy with plenty of natural light and sliding patio door access to rear courtyard area. Double doors to:

KITCHEN/BREAKFAST ROOM

3.790 x 3.780 (12'5" x 12'4")

Offering a good mix of wall and floor mounted units with ample work surface areas with inset one and a half style sink and drainer. The kitchen also has an integrated double oven/grill with electric hob over and extractor hood, a dishwasher plus space for a large fridge freezer. The kitchen further benefits from having some additional tall cupboard storage and enjoys plenty of natural light from dual aspect windows and a glazed door which leads out to the conservatory.

CONSERVATORY/SUNROOM

6.280 x 3.115 narrowing to 2.025 (20'7" x 10'2" narrowing to 6'7")

Another light and airy room with windows to the side with glazed door to outside. This room is a versatile space, and currently used as a utility area, coat/boot room, as well as an additional seating area. There is a washing machine and sink/work area, along with space for a tumble dryer if required.

BEDROOM THREE

4.670 x 3.135 (15'3" x 10'3")

A double bedroom with dual aspect windows to the front and side

BEDROOM FOUR

3.385 x 3.125 (11'1" x 10'3")

Another double bedroom with dual aspect windows to front and side and a built in storage cupboard.

STUDY/OFFICE/BEDROOM FIVE

3.470 x 3.065 (11'4" x 10'0")

Currently used as a home office with window to front overlooking garden which could be used as another double bedroom if preferred





FIRST FLOOR

There is a bespoke wooden staircase to and from first floor landing. Doors off to:

BEDROOM ONE

3.805 x 3.480. (12'5" x 11'5")

A double room with window to the side and large built-in wardrobe space.

BEDROOM TWO

3.480 x 2.795 (11'5" x 9'2")

A further smaller double bedroom with window to the side.

ADDITIONAL INFORMATION

The current owner has carried out extensive remedial works such as electrical upgrading, the addition of light wood flooring, and new carpets, some new windows, new patio doors and a new bath and shower room,

OUTSIDE

The property nestles towards the rear of a generous plot as with some other neighbouring properties, with a front garden area being mostly laid to lawn with some hedging and fencing. There is private off-road parking and a single garage measuring 2.970m x 2.765m, plus a sunny rear courtyard style garden mostly patio with a raised garden area.

TENURE

Freehold

POSTCODE

PO39 0HE

COUNCIL TAX BAND

E

EPC RATING

F

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Wight Haven

Approximate Gross Internal Area

1270 sq ft - 118 sq m

(Excluding Conservatory)



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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