

SPENCE WILLARD



Oak Tree Cottage Colwell Lane, Freshwater, Isle of Wight, PO40 9LT

An upgraded chain free two bedroomed semi-detached home with parking and sunny rear gardens located in the heart of Freshwater.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Offered for sale with no onward chain, this modern semi-detached home offers two bedroom accommodation which has been upgraded in more recent times to include a new kitchen, a shower room, newly fitted wardrobes and storage. The house is warmed by a gas central heating and the windows and doors are all double glazed offering an element of reduced maintenance. To the ground floor there is a good sized kitchen leading through to a generous reception room with door to a sun room/conservatory overlooking the rear garden. To the first floor there are two good double bedrooms with one to the front and one to the rear and a recently upgraded shower room. Moving outside, there is off road parking to the front and a sunny rear garden, which is pleasantly enclosed and enjoys a southerly aspect making it perfect for entertaining, or just relaxing with a glass of wine, (or two).

LOCATION

The property is within a short walk of Colwell Common at the end of Colwell Lane and the popular sandy beach in Colwell Bay is a few hundred yards walk beyond the common. In the other direction, the shops, services and amenities in Freshwater village are close by and include a good mix of bespoke and well known outlets complimented by a variety of eateries, a health centre, a sports centre with indoor pool and a library.

There are additional seafronts to be found at Totland Bay and Freshwater Bay nearby too, as well as numerous coastal and country walks to enjoy. The nearest ferry to and from UK mainland via Lymington, can be found about 5-6 minutes drive away at Yarmouth.

KITCHEN

3.63m x 2.95m (11'11" x 9'8")

Well well designed combination of wall and floor mounted kitchen units with worksurfaces incorporating an inset sink unit , an integrated gas hob and an electric oven with cooker hood over. In addition, there is space for a freestanding fridge/freezer, slimline dishwasher and a washing machine. as desired and the room . Stairs to first floor, door to and from outside front parking area and open to:

LOUNGE/DINING ROOM

4.93m x 3.63m (16'2" x 11'11")

A generous reception room with recently fitted downstairs storage and with sliding doors leading to:

SUN ROOM/CONSERVATORY

3.00m x 2.39m (9'10" x 7'10")

Currently used as a dining room and enjoying a sunny aspect overlooking the rear garden with a side door leading outside.

FIRST FLOOR

LANDING

with access to the loft space and a side window.

BEDROOM ONE

3.63m x 3.38m (11'11" x 11'1")

A double bedroom with window to the rear overlooking rear garden to distant countryside. Recently fitted double wardrobes and storage.

BEDROOM TWO

3.63m x 2.34m (11'11" x 7'8")

Another double bedroom with window to the front

SHOWER ROOM

1.98m x 1.63m (6'6" x 5'4")

OUTSIDE

To the front there is off-road parking on hard standing and access to main entrance and side access to rear gardens. The rear gardens are part patio with other seating areas and a useful metal shed ,

There is also an area of artificial turf and some planted borders with mature shrubs and flowers. There is also a double external power point





TENURE
Freehold

COUNCIL TAX BAND
C

EPC RATING
C

POSTCODE
PO40 9LT

VIEWING
Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Oak Tree Cottage



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.

Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.