

SPENCE WILLARD



Marepool, Bonchurch Village Road, Bonchurch, Isle of Wight

# *A hugely characterful home blending period charm and modern comforts set in a delightful location opposite the picturesque village pond*

VIEWING:

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Originally part of Marepool Farm estate, dating back to 1601, the cottage itself was constructed in the mid-19th century and later extended in the 1990s. Overlooking picturesque Bonchurch Pond, Marepool has been thoughtfully modernised and reconfigured to maximise natural light and offer highly adaptable living spaces. The property benefits from a private, walled rear garden from which the famed local microclimate can be enjoyed. A private driveway provides off-road parking.

The idyllic coastal village of Bonchurch gained prominence in the Victorian era when its dramatic southerly coastline provided an inspiring backdrop for renowned writers such as Dickens and Swinburne. Today, this picturesque village retains a welcoming local pub and an 11th-century church. The property is ideally positioned for immediate access to spectacular downland and coastal walks, with footpaths leading directly to scenic coves including Monks Bay. The adjoining town of Ventnor is easily accessible, offering a vibrant array of beachfront eateries, a fish market, and the renowned Ventnor Botanic Garden.

## **ACCOMMODATION**

### **GROUND FLOOR**

Period front door set in attractive stone façade opens to:

**SITTING ROOM** A well-balanced room, both comfortable and elegant, with a wood-burning stove set on a slate hearth, flanked by built-in shelving and cupboard. Views towards the pond, while a glazed door opens into the conservatory. Open to:

**DINING AREA/LIBRARY** A flexible space suited to dining or relaxed seating, with ample room for a table, it connects openly to the kitchen and also provides access to the conservatory.

**CONSERVATORY** A standout feature of the home, the large conservatory has underfloor-heated marble tiled flooring and



double-glazed windows overlooking the garden, with twin sets of French doors creating a strong connection to the garden. The original flint wall forms a backdrop to the room.

**KITCHEN/ BREAKFAST ROOM** With a largely glazed aspect overlooking the garden and with a partial double-height ceiling adding architectural interest. This light room has hardwood windows and French doors opening onto the garden. The kitchen combines sage green cabinetry with natural wood units, timber worktops and decorative tiled splashbacks, complemented by integrated appliances including a Bosch dishwasher, Siemens fridge/freezer and space for range cooker with an extractor over. There is ample space for informal dining.

**BEDROOM 4** A well-proportioned double bedroom with a glazed door providing direct access to the garden, which could also be used as an office/ further reception room.

**SHOWER ROOM** Large corner shower, WC and basin set into a bespoke hardwood surface. Full-height utility cupboard with space for washing machine and dryer.

#### FIRST FLOOR

**GALLERIED LANDING** Approached via a staircase with decorative timber balustrade to a galleried landing. A versatile area overlooking the kitchen below, with vaulted ceiling and rooflights. Currently arranged as a music room and snug, it would also suit a study area.

**BEDROOM 1** A characterful and generously sized room with vaulted ceilings, tongue and groove panelled walls and stripped pine floorboards. Dual aspect windows provide attractive views, and built-in wardrobe.

**BATHROOM** Bath with shower attachment, wash basin and WC, dual aspect and all set beneath a vaulted ceiling.

**BEDROOM 2** A spacious double room with dual aspect windows offering far-reaching views across the pond and towards St Boniface Down. Period features include a fireplace and semi-vaulted ceiling. Built in cupboard.

**BEDROOM 3** Simply styled with painted floorboards, a Velux window and an additional feature window.

#### OUTSIDE

The garden lies to the east of the house and is enclosed by stone walling and is attractively arranged with lawn, gravel pathways and seating areas, bordered by mature well planted borders that ensure privacy. A pair of arched iron pedestrian gates lead to the village road and pond, while additional gates, accessed off a shared private drive, open onto a driveway with parking for up to 2 cars. A modern timber shed provides useful storage.

**SERVICES** Mains water, gas, electricity and private drainage. Gas fired central heating, (underfloor heating to the conservatory).

**TENURE** Freehold

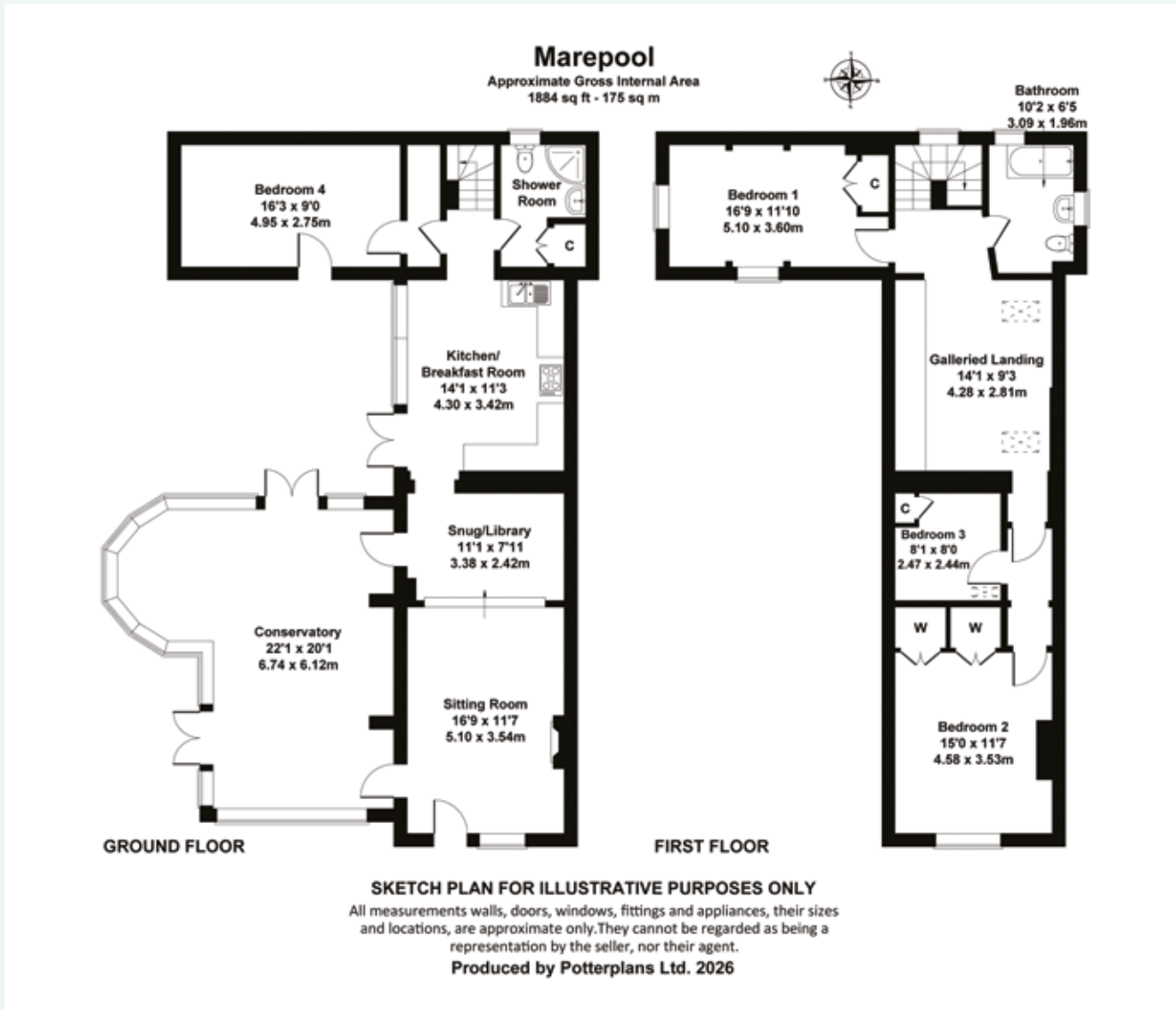
**COUNCIL TAX** Band E

**EPC** Rating D

**POSTCODE** PO38 1RG

**VIEWINGS** All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.





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