

SPENCE WILLARD



Exbury, Thorley, Isle of Wight

A well-positioned three-bedroom property a short drive from Yarmouth within a good sized plot with an attached garage and the benefit of income from solar panels for the next 17 years.

VIEWING

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Exbury is located on a private no-through lane, in the sought after village of Thorley giving access to miles of stunning countryside. The property benefits from being on the bus route and has off street car parking to the front of the house with an adjoining garage. The property enjoys a nice rural outlook to the east – perfect for morning sun, furthermore, there is a large conservatory on the southern side which can be access both from the kitchen and the sitting room. The front of the house is west facing, so there is plenty of natural light all day.

The property enjoys a large hallway (with storage cupboards) leading through to all of the principal rooms. There is a well-equipped, double aspect kitchen with a good range of wall and base units. A large sitting room measuring over 6m long and has a wonderful outlook to the east across the garden with recently installed French doors with adjoining window panels delivering masses of natural light.

There are three good sized bedrooms, all of which have built in wardrobes/storage. The principal bedroom is large and has a great outlook across the garden and beyond. There is a family shower room with w/c and basin located off the hallway.

Adjoining the house on the north/western side is a good-sized garage with electric up and over door. If further accommodation was required, this could be incorporated into the main house (subject to obtaining any necessary consent). Inside the garage are the controls/inverter for the solar photovoltaic panels which are located on the roof, providing a FIT (Feed In Tariff income) for around 17 years to come. To the rear of the garage is a useful storage room, accessed from the garden.

Outside The garden wraps around the property, with off street car parking to the front on a concrete driveway leading to the garage. Most of the garden is laid to lawn with mature shrubs and bushes.

Tenure Freehold.

Services Main electricity and water serve the property. Oil central heating and solar panels.

EPC Rating D

Council Tax Band E.

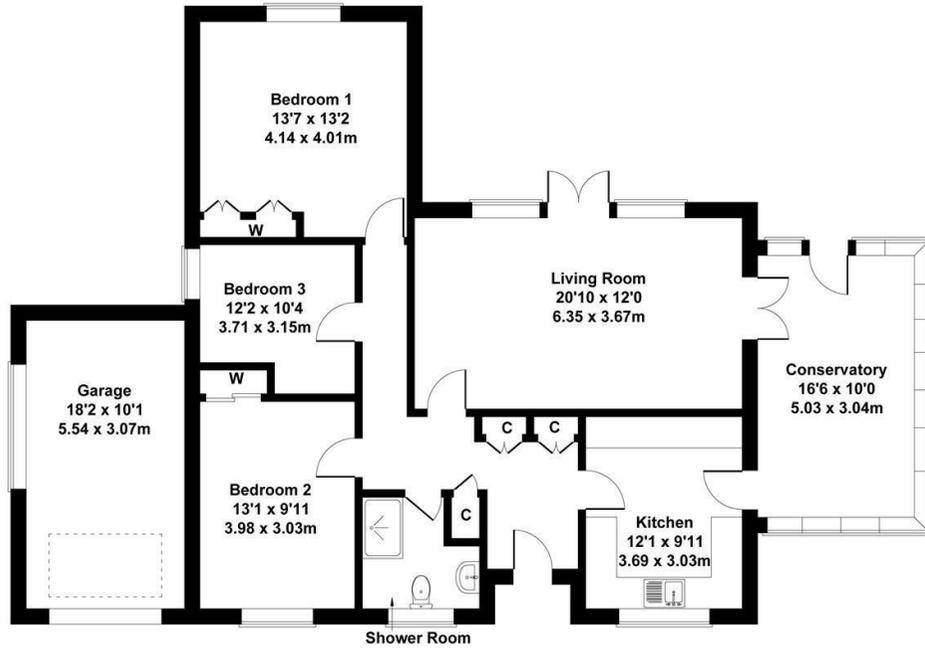
Postcode PO41 OST

Viewings Strictly by prior appointment with the sole selling agents, Spence Willard.



Exbury

Approximate Gross Internal Area
1378 sq ft - 128 sq m



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



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