

SPENCE WILLARD



Pond Cottage, Kingston Road, Kingston, Isle of Wight

A wonderful opportunity to enjoy a rural lifestyle with this chain-free, detached three-bedroom single-storey cottage, set within grounds of just over 1.8 acres.

VIEWING

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



Originally built in the 1950's with a later extension to the rear, Pond Cottage offers well-balanced accommodation and has benefited from some refurbishment in recent years, including replacement double glazing and a new roof covering. The home is warmed by an oil-fired central heating system and features a spacious lounge with an attractive decorative cast-iron fireplace, a kitchen/breakfast room with ample storage and space for dining, a useful cloakroom, three good bedrooms and a bathroom. Outside, the grounds extend to just over 1.8 acres and include an open garden area with an old stable building, generous parking and turning space, and a superb woodland section with natural ponds, providing a wonderful blank canvas for the keen gardener and a haven for wildlife. Please note that the property is of part timber and part masonry construction and therefore may have a limited ability to secure a mortgage against it.

LOCATION

The property sits opposite the historic Kingston Manor and is surrounded by open farmland and countryside within an Area of Outstanding Natural Beauty. There is excellent access to nearby footpaths and bridleways, including the 'Shepherd's Trail' leading down to Shepherd's Chine and Atherfield Point. The village of Shorwell, with its public house, is approximately two miles away, while the beaches at Atherfield Bay and Shepherd's Chine are also within a similar distance. Newport, the Island's commercial centre with its wide range of shops, services and amenities, is around a twenty-minute drive, making this an appealing rural location with convenient links to facilities.

ENTRANCE PORCH

ENTRANCE HALL

Featuring a useful built-in store cupboard.

LOUNGE

15'1" x 13'5"

A generous dual aspect room with an attractive cast iron decorative fireplace.

KITCHEN/BREAKFAST ROOM

14'11" x 10'2"

A bright dual-aspect room fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink unit and built-in electric double oven, hob and cooker hood. There is plumbing and space for a washing machine, along with under-counter space for both a fridge and a freezer. The oil fired boiler is also housed in the kitchen area and there is ample space to one end for a table and chairs.

REAR LOBBY

with stable door out to a covered open porch area and a door to:

CLOAKROOM

with WC and wash hand basin.

BEDROOM 1

13'3" x 9'6"

A good sized double bedroom to the front.

BEDROOM 2

9'6" x 8'2"

Another good bedroom with an outlook to the rear.

BEDROOM 3

9'8" x 7'8"

A generous single bedroom with a recessed built-in linen cupboard.

BATHROOM

Featuring tiled walls and floor, the room is fitted with a suite comprising a WC, vanity wash basin with cabinet and mirror above, and a bath with shower unit.

OUTSIDE

The grounds are a particular feature of the property and extend to approximately 1.87 acres. To the front is a smaller enclosed area of garden with a pedestrian gated access to the front entrance. To one side of the cottage is a generous vehicular access leading to ample parking/turning space for several vehicles together with a hard-standing adjacent to an old stable building. Further on, the grounds extend into a sizeable woodland area where pathways meander through and around the two natural ponds. This area is a truly tranquil space tucked away with great privacy and offering a fabulous haven for wildlife.

COUNCIL TAX BAND

D

EPC RATING

E

TENURE

Freehold

VIEWING

Strictly by appointment with the selling agent, Spence Willard.

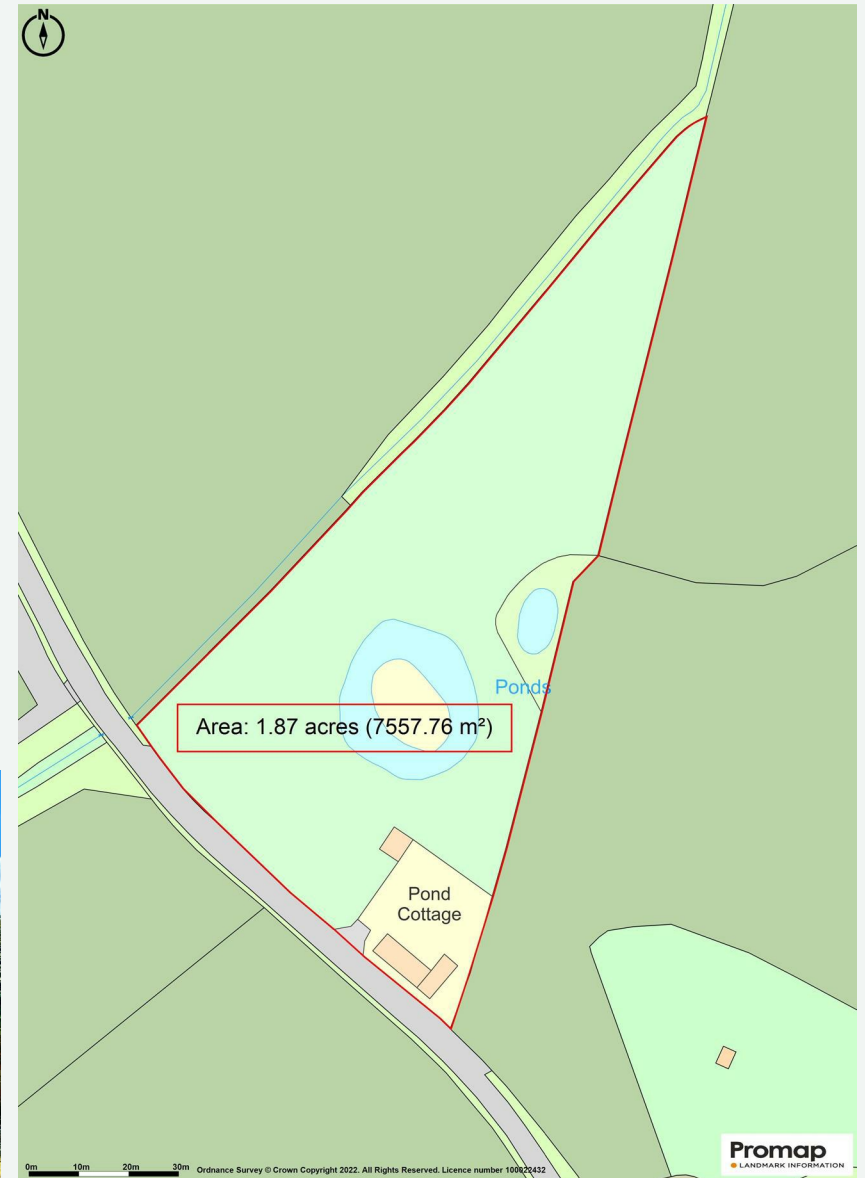




Pond Cottage



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. 2022



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.