

SPENCE WILLARD



Highbury Heathfield Road, Freshwater, Isle of Wight, PO40 9LH

A chain free extended semi-detached four bedroomed home with parking and extra rear gardens located on the fringes of Freshwater Village.

VIEWING

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Offered for sale with no onward chain, this well presented home offers flexible accommodation over two floors to include a garage conversion which provides an additional bedroom and en-suite shower room plus a rear extension which has allowed for the creation of a dining area and a living room space. The ground floor briefly comprises an entrance hall, a shower room, a downstairs bedroom, a kitchen, a dining area and a living room. Moving upstairs there are two further double bedrooms and a single bedroom plus family bathroom.

Outside the front offers off-road parking for two-three vehicles and the rear garden is well landscaped with various seating areas including a large patio and a substantial covered outside seating area ideal for al-fresco dining or just taking in the pleasant garden outlook and distant views of surrounding countryside.

LOCATION

This area is a real mix of character and some more modern properties and is within 10 minute walk of the local shops and amenities in Freshwater Village itself which include a number of bespoke shops and eateries, complimented by some well known supermarket names, a dedicated sports centre with indoor swimming pool, a health centre and a library. The nearest beaches at Colwell and Totland Bays are also a short walk or couple of minutes drive away with Freshwater Bay also being fairly close by too. Road and Bus services are good and the nearest ferry terminal is about 10 minutes drive away at the harbour town of Yarmouth with regular sailings to and from mainland UK via Lymington.

HALL

Door from outside covered walkway into entrance hall with doors off to.

SHOWER ROOM

Comprising a shower unit, WC and vanity unit with inset wash hand basin. There is an obscure window to the side and internal door leading into

BEDROOM FOUR

3.860 x 2.980 (12'7" x 9'9")

Dual aspect windows make this a light and airy double room or additional office or hobby room if preferred.

KITCHEN

3.760 x 2.410 (12'4" x 7'10")

A well laid out kitchen with a good mix of floor and wall mounted units and ample work surfaces to include an inset sink and drainer. There is a gas hob with oven/grill under and an extractor over, integral fridge & freezer plus space and plumbing for a washing machine. Window to front aspect.

DINING AREA

4.140 x 3.995 (13'6" x 13'1")

Formally the original lounge/diner, this space now offers plenty of room for a large family table and chairs and has a feature fireplace with built-in storage on either side, a door to stairs for accessing first floor and open to the rear extension created as a living room space.

LIVING ROOM AREA

5.055 x 4.145 narrowing to 3.675 x 2.350 (16'7" x 13'7" narrowing to 12'0" x 7'8")

A great space for relaxing with sliding patio door leading to rear gardens with windows either side ideal for entertaining and taking full advantage of the sunny aspect.

FIRST FLOOR

Accessed via enclosed staircase from ground floor.

LANDING

A light space with window to the side and doors off to

BEDROOM ONE

4.195 x 2.860 (13'9" x 9'4")

A double room with window overlooking rear gardens.

BEDROOM TWO

3.790 x 2.445 (12'5" x 8'0")

Another double or twin room with window to front.

BEDROOM THREE

2.390 x 2.360 (7'10" x 7'8")

A good sized single room with window to front

BATHROOM

A family bathroom with panelled bath including separate shower over, a WC and a pedestal wash hand basin. Obscure window to rear and built-in storage cupboard.





OUTSIDE

To the front of the house there is off-road parking for two-three vehicles on concrete hard-standing with lawned area and some mature shrubs and small tree. There is pedestrian access down the side which is partly covered and leads to main entrance and on into the rear gardens.

The rear gardens are well landscaped to provide different seating areas throughout the day taking full advantage of the sun and include a patio running across the rear of the property accessed to and from living room area, a substantial lawn, a bespoke built open covered outside seating and dining area. There are two wood sheds and a barbecue area plus some mature shrubs and trees making this a great outdoor space for a family to utilise.

ADDITIONAL INFORMATION

The house offers more than a first meets the eye with the garage conversion having potential as an "Air BNB or annexe as desired, the rear extension which provides more room for a family to spread out and enjoy and the additional garden purchased providing a much bigger plot.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





HIGHBURY



Highbury



GROUND FLOOR

FIRST FLOOR

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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