



**5 WOODLANDS**  
BRIGHSTONE, ISLE OF WIGHT

GUIDE PRICE  
£395,000

spence  
willard



## 5 WOODLANDS BRIGHSTONE ISLE OF WIGHT PO30 4DN

**A SUPERB MODERN THREE BEDROOMED SEMI DETACHED HOUSE WITH RECENTLY ADDED CONSERVATORY, PARKING AND GARDEN BENEFITTING FROM A GARDEN STUDIO, LOCATED IN AN EXCLUSIVE DEVELOPMENT WITHIN THIS POPULAR WEST WIGHT VILLAGE.**

This splendid property was constructed by local independent builders JR Bucketts & Sons approximately five years ago and benefits from the remainder of a 10 year LABC warranty. The house has a spacious open plan living area combining a stylish and well equipped kitchen, fitted with Neff appliances, ample space for a table and chairs and a comfortable living room with French doors leading into an elegant 'Orangery style' conservatory. A practical cloakroom/utility has space and plumbing for a washing machine. The first floor has three double bedrooms, a family bathroom and an ensuite shower room to the master. The house is efficient to run with modern levels of insulation, attractive wood framed double glazed windows (matching UPVC to the conservatory) and an Air Source heat pump powering the underfloor heating on the ground floor, radiators on the first floor and of course the hot water,

The property is set within this exclusive development of just 13 homes, set within the grounds of an historic and imposing country house, with the convenience of easy access into the truly beautiful village of Brighstone. The Village is vibrant and one of the most popular locations to live on the Island as it is less than a mile from vast stretches of some of the finest coastline in the country. For convenience there is a Village store, a café/newsagents, library, doctors surgery and a well-regarded village school.

**ENTRANCE HALL** A welcoming hallway with stairs leading off.

**UTILITY/CLOAKROOM** A practical room with WC, vanity cupboard with inset wash basin and space/plumbing for a washing machine with work surface over and storage cupboard to the side.

### **OPEN PLAN LIVING/DINING/KITCHEN**

**KITCHEN/DINING AREA** 16' 4" x 10' 9" (4.998m x 3.301m) A stylish space fitted with a good range of modern wall and base cupboards, drawers and work

surfaces incorporating a one and half bowl sink unit. There are various integrated Neff appliances comprising a fridge, freezer, a hide and slide electric oven with warming drawer, a microwave oven and an induction touch sensitive ceramic hob with extractor canopy over.

**LIVING ROOM AREA** 14' 9" x 11' 9" (4.514m x 3.606m) A bright, dual aspect room with large built in cupboard and French doors to:

**CONSERVATORY** 13' 0" x 8' 1" (3.980m x 2.465m) A superb addition which amplifies the living space further and connects to the sandstone patio within the rear garden.





## FIRST FLOOR LANDING

**BEDROOM 1** 11' 5" x 10' 7" (3.488m x 3.227m) A generous double bedroom offering a pleasant outlook over the rear garden and a downland view beyond. There is also a built in airing cupboard housing the hot water cylinder.

**EN SUITE** fitted with a shower, heated towel radiator and a combination vanity unit with inset wash basin and back to wall WC.

**BEDROOM 2** 10' 11" x 9' 10" (3.329m x 3.016m) A double bedroom with a pleasant outlook to the front.

**BEDROOM 3** 9' 7" x 9' 1" (2.930m x 2.773m) A smaller double bedroom currently being utilised as a dressing room/study.

**BATHROOM** 10' 10" x 6' 1" (3.319m x 1.874m) Stylishly fitted with a modern white suite comprising WC, vanity wash basin, bath and a separate corner shower cubicle with curved glass screen/doors. Heated towel radiator.

**OUTSIDE** To the front is a block paved driveway edged with gravel borders. A wide side gate leads to the manicured rear garden with Sandstone paving, artificial lawn and a selection of Lushington garden buildings. These comprise of an insulated Garden studio 11' 5" x 6' 6" (3.480m x 1.983m) (with annex storage shed attached at the rear) and attractive timber shed to the side. There are external power sockets and an outside tap.

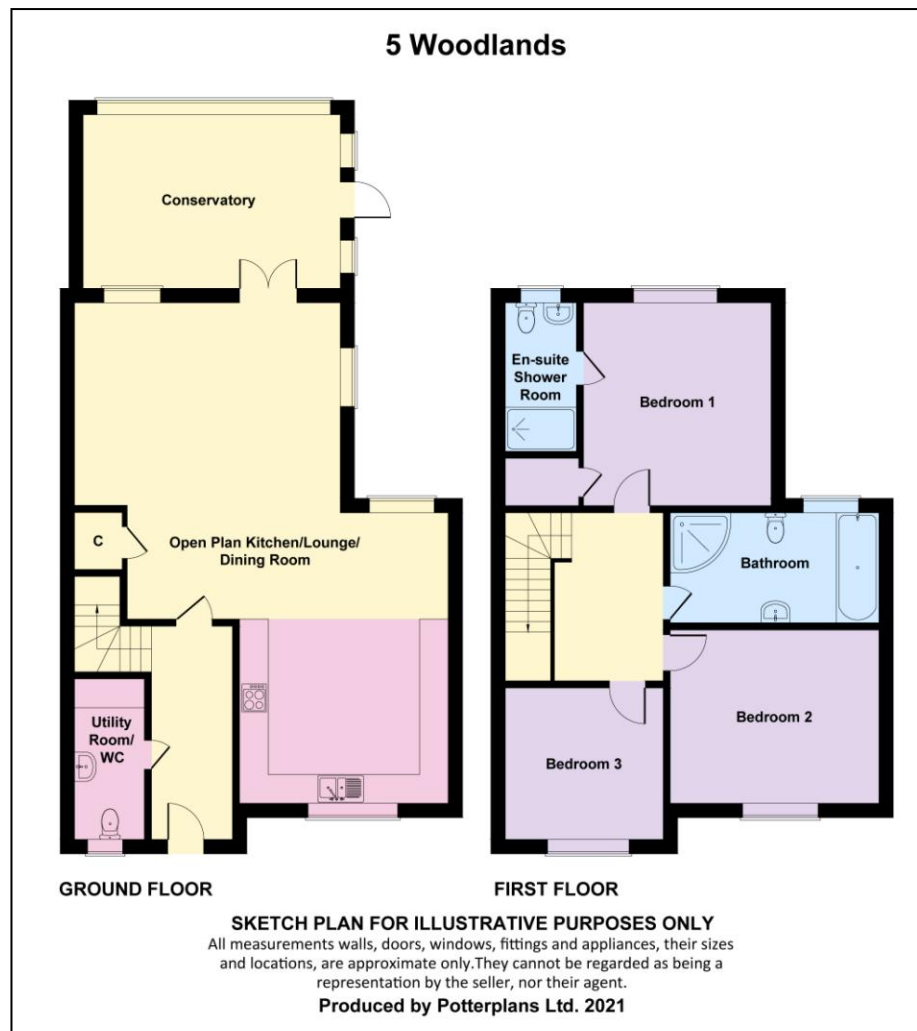
**COUNCIL TAX BAND D**

**EPC RATING B**





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



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