

SPENCE WILLARD

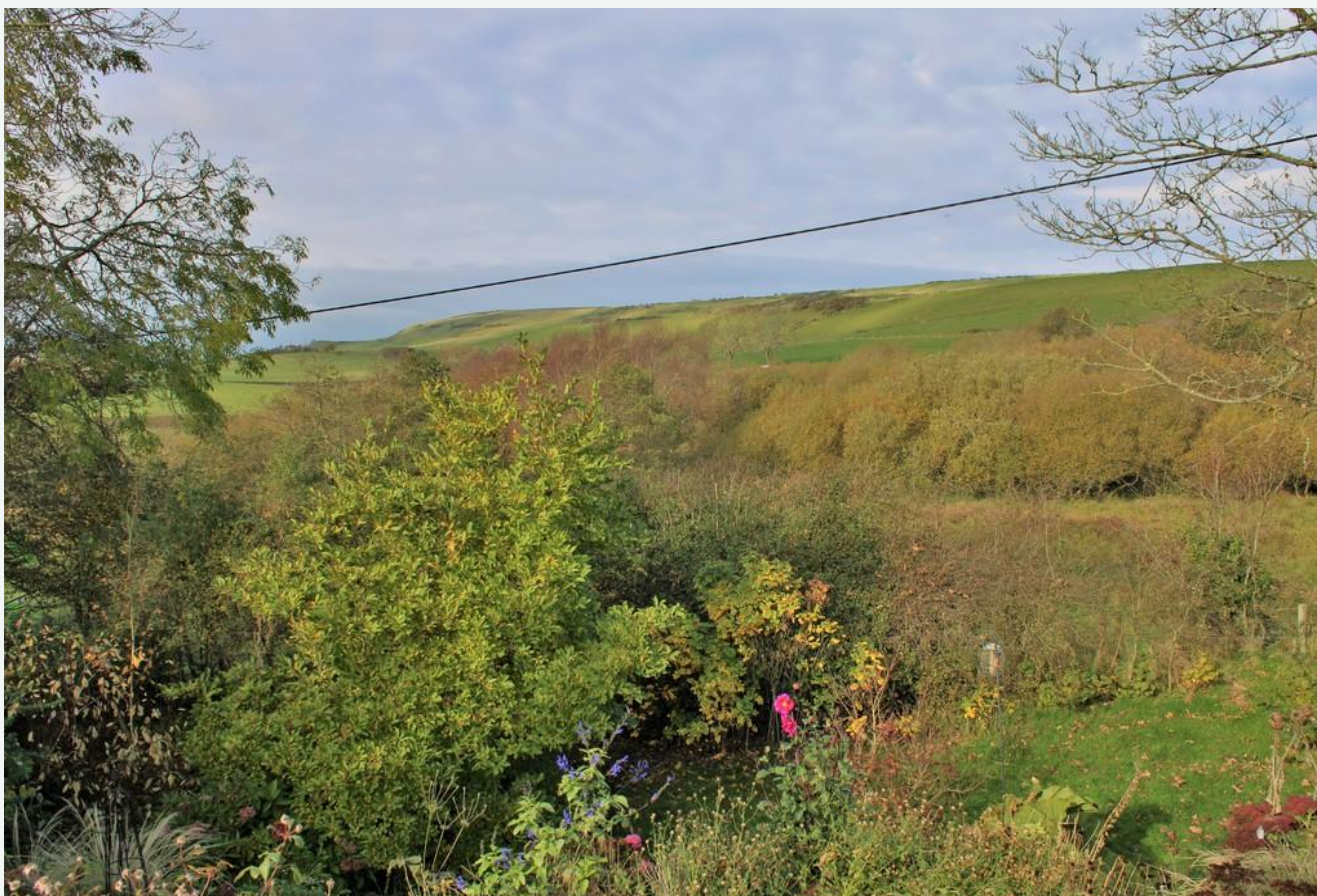


Sunnybrook, Fine Lane, Shorwell, Isle of Wight, PO30 3JY

An immaculate detached bungalow pleasantly tucked away towards the village outskirts, enjoying a wonderful downland/country view to the rear.

VIEWING

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The property has been extended and extensively upgraded by the current owners to create a stylish home with a characterful feel which is set in lovely landscaped gardens which offer a lovely outlook along with good privacy and seclusion.

On approaching the property you are immediately aware of the attention to detail that has been incorporated including the attractive heritage windows that have been fitted in recent times. The entrance hall features a high quality engineered oak flooring which continues through into the reception rooms and kitchen creating a continuous flow throughout. The main living space comprises of a stylish bespoke kitchen leading through to a dining room extension with a feature glazed lantern to the roof and a good sized lounge with a conservatory off. In addition, there are two generous double bedrooms, both featuring a downland view to the rear and a beautifully appointed bathroom. The accommodation is heated by an LPG gas central heating system and supplemented by a multi fuel stove in the lounge.

The gardens are a particularly attractive feature of the property with limestone pathways and a secluded patio together with an elevated lawn to the rear with steps down to a lower area of garden with an attractive stream running through.

The picturesque village of Shorwell with its church and popular dining pub, The Crown Inn at its centre is surrounded by farmland and countryside with a network of local footpaths and bridleways giving access to miles of downland and country walks. The neighbouring village of Brighstone with its doctor's surgery and primary school is within a few minutes drive and the town of Newport, the Island's commercial centre is around ten minutes driving distance.

ENTRANCE HALL with a feature entrance door, attractive engineered oak flooring and a built-in cupboard housing the 'Vaillant' gas central heating boiler.

LOUNGE 14' 11" x 11' 10" max (4.556m x 3.609m) A bright double aspect room featuring a fireplace with multi-fuel fitted stove and enjoying a downland view through the adjoining conservatory.

KITCHEN 10' 3" x 8' 10" (3.144m x 2.716m) An imaginatively designed space featuring a range of cupboards and shelving providing good storage with attractive bespoke fitted hardwood work surfaces and a feature stone butler sink. There is space and plumbing for both a washing machine and dishwasher as well as space for a freestanding electric cooker with a cooker extractor hood over. The window also features attractive plantation style shutters.

DINING ROOM 9' 7" x 8' 7" (2.944m x 2.620m) A stylish double aspect space flooded with light from the attractive glazed lantern to the roof and featuring further useful fitted storage cupboards and a door to the garden and secluded patio.

CONSERVATORY 14' 3" x 9' 8" (4.360m x 2.963m) A fully double-glazed conservatory taking full advantage of the outlook over the rear and the downland/country view beyond.

BEDROOM 1 14' 11" x 10' 4" (4.551m x 3.159m) A generous double bedroom with double aspect windows to the front and rear enjoying the downland/country view and fitted with a range of smart wardrobe cupboards providing ample hanging and shelving space.

BEDROOM 2 11' 1" x 10' 5" (3.379m x 3.193m) Another good double bedroom with a similar downland/country outlook to Bedroom 1.

BATHROOM 6' 1" x 5' 6" (1.860m x 1.682m) A stylish and well appointed bathroom with modern suite comprising of a WC, wash basin and a bath with feature shower tap attachment over and plantation style shutters to the window.

OUTSIDE The gardens to Sunnybrook have been pleasantly landscaped to encourage local wildlife and nature and are enclosed by a mixture of fencing, hedging and stone walling providing a good degree of privacy and seclusion and are well stocked with a wide variety of established plants, trees and shrubs. To the front is a hardstanding providing off road parking for two cars and access to the **GARAGE** 17' 2" max x 11' 1" (5.233m x 3.383m) with up and over door, power/light, windows to both sides and a personal door to the rear. The property is well screened to the front by established hedging and features a vegetable garden, tucked away greenhouse and a limestone pathway leading to the front entrance and around both sides of the property. To one side is a private enclosed limestone paved patio to sit and relax with access leading through to the rear garden.

The rear garden enjoys the wonderful far reaching downland/country views and features an upper lawned area adjacent to the property with sandstone steps faced with Portland stone leading down to a lower garden area with a small stream running through, where one can escape and enjoy the peace and tranquillity.

COUNCIL TAX BAND D

EPC RATING D





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