



BUSH REW COTTAGE
BROOK, ISLE OF WIGHT

GUIDE PRICE
£775,000



BUSH REW COTTAGE

MAIN ROAD

BROOK

ISLE OF WIGHT

PO30 4ER

A unique, contemporary detached house with expansive, flexible accommodation surrounded by large, mature gardens, set back from the road within this coastal village of Brook. This impressive house engages the senses from the minute you drive along the gravel driveway and arrive at the attractive feature mosaic wall with parking for several cars. The main entrance is located through the Mediterranean themed walled garden with decorative walls reminiscent of the Gaudi Serpent bench which sets the flavour for the rest of the property with cultural decorative influences especially from Morocco and India. All of the luminous rooms are well proportioned and are finished to an exacting high standard. The large kitchen/breakfast room and living room both have mono pitched vaulted ceilings and seamlessly connect with the terrace to the front and enjoy views across the garden. There are four bedroom suites in total each having their own ensuite facilities. The ground floor has a useful studio room with separate kitchen and cloakroom adjacent, creating the potential to provide a self contained annexe. The house is warmed via radiators from the oil fired boiler and has double glazed windows throughout.

Brook village is a popular rural hamlet along the south-western coastline of the Island and within half a mile of the local beach in Brook Chine. It is surrounded by National Trust owned downland and countryside which is serviced by a network of footpaths and bridleways. Just a few miles away are the villages of Brighthelm and Freshwater offering a selection of shops, services and amenities. There are good communications to the mainland via the car ferry terminal in Yarmouth which is approximately a fifteen minute drive away.

ENTRANCE Through the decorative wrought iron gate with security intercom into the walled garden to the main entrance door and into the vestibule leading to the reception hall with sweeping wooden staircase.

KITCHEN/BREAKFAST ROOM 18' 6" x 15' 7" (5.639m x 4.772m) With large feature window overlooking the Mediterranean garden, concealed lighting and fitted with a selection of high gloss 'aqua' wall and floor standing cupboards and drawers surrounding the main focal point of the Aga, finished with a high quality bespoke work surface. Integrated appliances include wine cooler, dishwasher, fridge, freezer and microwave.

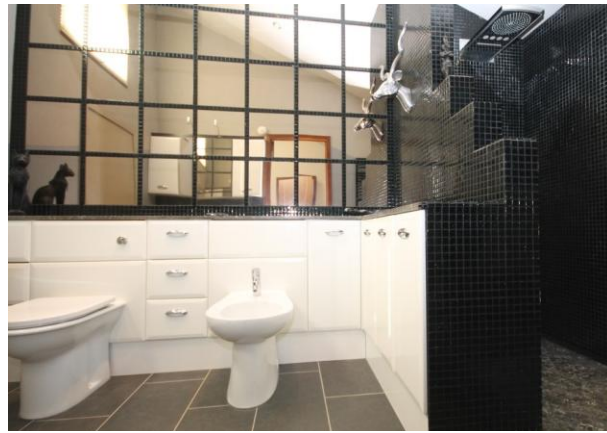
LIVING ROOM 30' 3" x 15' 9" (9.223m x 4.807m) A magnificent room with bespoke, colour changing mood lighting and glorious views across the garden accessed by the sliding patio doors.

BEDROOM SUITE 1 12' 10" x 10' 10" (3.927m x 3.314m) Double bedroom with door to: **DRESSING ROOM** 7' 8" x 7' 5" (2.358m x 2.261m) **ENSUITE BATHROOM** Fitted with a spa bath and a selection of cupboards and drawers incorporating the wash basin and back to wall WC.

BEDROOM SUITE 2 15' 5" x 13' 10" (4.716m x 4.237m) A double room currently being utilised as the study with large built in store cupboard. Door to: **ENSUITE** Walk in shower with beautiful ornate wall tiles, back to wall WC and vanity sink unit.

UTILITY ROOM 10' 8" x 8' 11" (3.276m x 2.725m) A fantastic space fitted with wall and floor standing high gloss, white cupboards with butler sink and modern work top finished with mosaic tiled splash back. Plumbing and space for washing machine and tumble drier.





CLOAKROOM Fitted cupboard with work surface over and inset wash basin, back to wall WC with built in storage cupboards over.

STUDIO 12' 0" x 10' 8" (3.667m x 3.275m) A versatile bright room with door to:

KITCHEN Fitted with a range of cupboards and drawers with roll top work surface over and inset stainless steel sink. Built in store cupboard and door to rear garden.

FIRST FLOOR Landing area with glass balustrade gallery overlooking the living room and doors to:

MASTER SUITE 22' 10" x 11' 3" (6.969m x 3.433m) A sizable bedroom with clerestory windows giving an even greater sense of space with door to: **DRESSING ROOM** 9' 10" x 9' 3" (3.014m x 2.829m) Fitted with mirror door wardrobes to one side and door leading to: **ENSUITE** 11' 3" x 6' 11" (3.432m x 2.115m) Decorated with a combination of sleek black tiles and mirrors with inset lighting in the large walk in shower and furnished with a comprehensive range of cupboards and drawers incorporating the WC, bidet and wash basin. Door to: **WALK IN WARDROBE** An ideal space to switch your seasonal wardrobe with hanging rails and shelves.

BEDROOM SUITE 3 11' 4" x 11' 0" (3.469m x 3.375m) A double room once again with highline windows and doors to: **DRESSING ROOM** 16' 7" x 11' 0" (5.074m x 3.378m) With pitched ceiling and velux style roof window. **ENSUITE** With tiled walk in shower and a selection of fitted cupboards and drawers incorporating the wash basin and WC.

OUTSIDE The property is set in gardens approaching 3/4 of an acre with a long gravelled driveway providing ample parking and turning space. The gardens have been beautifully landscaped and thought out to provide a large formal lawn with several paved or decked terraces adjacent and a pretty wild area of garden with ponds and attractive planting. A summer house to the front sits alongside a walled walkway through to the rear garden, which is gravelled with a useful enclosed working area, featuring a greenhouse, polytunnel frame and a range of lean-to timber storage buildings together with an outside WC and a block built storage building. The plot is bordered by mature trees to the sides and rear offering a degree of privacy and shelter.

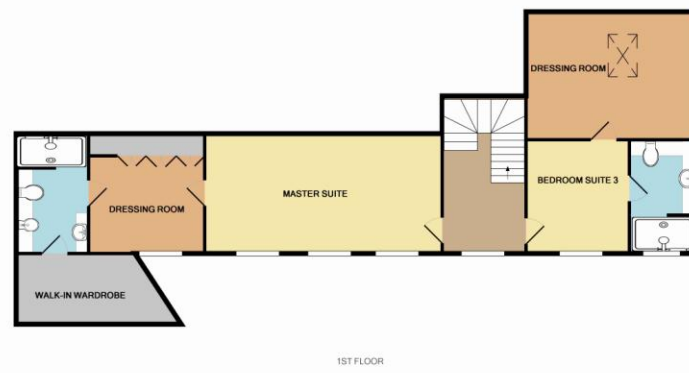
COUNCIL TAX BAND G

EPC RATING D



Viewings

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



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