



14 INGLEWOOD PARK
ST LAWRENCE, ISLE OF WIGHT



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A LOVELY SOUTH FACING COASTAL HOME TUCKED AWAY IN AN ELEVATED POSITION ENJOYING WONDERFUL VIEWS OF THE ENGLISH CHANNEL WITH SUPERB WALKS FROM THE DOORSTEP

Occupying a much sought-after coastal location, there is easy access to wonderful coastal and country walks including to nearby Orchard Bay and Steephill Cove. The area is renowned for having a warm and sunny micro-climate and is within easy walking distance of the Botanic Gardens and in nearby Ventnor there is a fish market, a range of shops, a south facing beach, cafes and restaurants.

This light and bright, three bedroom home set in beautiful gardens has been arranged with the living accommodation on the first floor to take full advantage of the stunning sea views. The living room opens onto the large south facing balcony which provides a wonderful



entertaining and dining space whilst enjoying the lovely views. The kitchen/diner is a good size with a large window again enjoying the views. Downstairs there are three double bedrooms, one of which has a dressing room and ensuite shower. A superb rear garden extends to an attractive stone wall providing an attractive backdrop to the large level lawn with well-stocked shrub and flower borders, steps lead up to further gardens above the stone wall with terraces. There is ample parking to the front of the property as well as a double garage.

ACCOMMODATION

A pair of wrought iron gates leads to a covered area with lighting and pvcu double glazed door with glazed inserts to the:

HALLWAY A spacious entrance to the property with open staircase leading to first floor and wood flooring. Large window overlooking the rear garden, airing cupboard.

INNER HALL Two built-in cupboards, leading through to:

BEDROOM 1 A double room with large window to the side, built-in wardrobes. Dressing Area with walk-in wardrobe, window to side and airing cupboards. Bathroom En-Suite With a corner bath with mosaic tiling. Tiled & glazed shower cubicle, contemporary double basin with beech effect drawer unit beneath, WC. Heated towel rail. Free-standing sauna.

REAR LOBBY/UTILITY Space for washing machine, butler sink with tiled splash back. Door to garden.

FAMILY SHOWER ROOM Obscured window to rear. Tiled and glazed cubicle, pedestal basin and WC. Laminate flooring.

BEDROOM 2 An L-shaped room which lends itself to two separate areas, with large window to front and built-in cupboard. Leading through to the bedroom, with large window to front. Built-in wardrobes.

SHOWER ROOM EN-SUITE With tiled and glazed cubicle with rainfall shower head and riser. Hand basin & WC. Part tiled walls. Heated towel rail.

BEDROOM 3 A double bedroom with dual aspect corner window allowing plenty of natural light into this room and enjoying views to the front. Built-in wardrobes, dressing table, drawer units and window seat.





FIRST FLOOR

With large picture window enjoying views over the garden. Access to loft space.

LIVING ROOM A well-proportioned room enjoying stunning views across the balcony to the English Channel. Living Flame electric fire, there is also a gas point available. Door to study. Opening through to Kitchen/Diner. Glazed door to:

LARGE BALCONY (18' X 11'7) A wonderful space for alfresco dining and entertaining whilst enjoying the sunny, southerly aspect and panoramic sea views. The balcony is surrounded by opaque, low level glazed panels with wooden handrail.

STUDY With limited headroom due to sloped ceilings. Window to rear and door to large under-eaves storage housing Glow-worm gas fired boiler.

KITCHEN/DINER A lovely bright, open plan area with large picture window to the dining area enjoying the stunning views of the English Channel. Wood effect laminate flooring. Kitchen fitted with cream units, work surface over with inset sink with monobloc tap. Range cooker with range master cooker hood over. Window to the

rear enjoying views over the gardens. Double glazed door to rear balcony enjoying views over the garden. Steps lead down to the garden.

PANTRY Built-in cupboards and drawer units to eaves providing extra storage to the Kitchen. Worktop with space for microwave, toaster, etc. Velux window.

Door to:

CLOAKROOM Fitted with a basin and WC. Velux window. Wood panelled walls. Built-in under-eaves storage.

OUTSIDE There is a large parking area to the front with driveway leading to the side with remote controlled electric gate to further parking space and **DOUBLE GARAGE** with remote control electric door, there is a personnel door from the garage to the rear garden. Lawn area with large, mature tree and attractive flowering shrubs. The gardens to the rear are delightful with an attractive stone wall providing a backdrop to the well-stocked shrub and flower borders and lawn. There is a large terrace adjacent to the rear of the property with steps up to a good-sized level lawn and a garden store. At the side of the stone wall there are steps leading up to elevated terraced gardens with gravel area and structural plants and grasses with further steps edged

with sleepers leading to a woodland trail and patio area with views across the roof top to the English Channel beyond. At the very top there is a wooden pergola over a small terrace, a lovely place to enjoy the sunny aspect and views.

SERVICES

Mains electricity water and septic tank drainage. Gas fired central heating. Solar panels to the garage roof provide a 'feed-in tariff' for the electricity network.

POSTCODE PO38 1UX

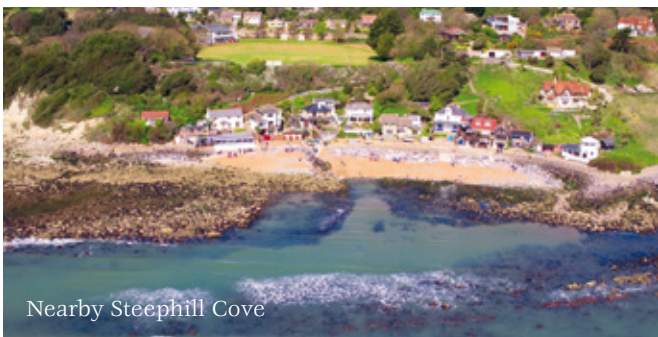
EPC Rating C

VIEWINGS All viewings will be strictly by prior arrangement with the selling agents;

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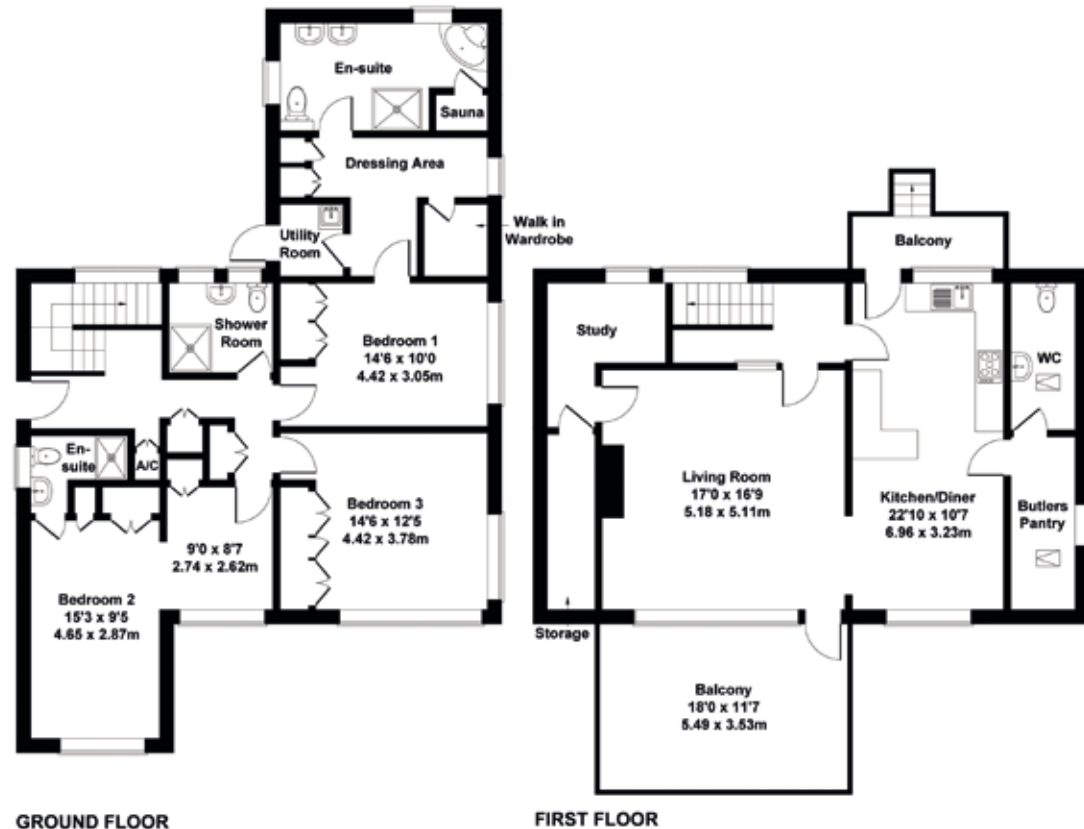
Nearby Orchard Bay



Nearby Steephill Cove

14 Inglewood Park

Approximate Gross Internal Area
1916 sq ft - 178 sq m



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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