

WOODLANDS

BROOK • ISLE OF WIGHT



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MAIN ROAD, BROOK,
ISLE OF WIGHT, PO30 4EJ

AN IMMACULately REFURBISHED AND EXTENDED THREE-BEDROOM PROPERTY SITUATED IN A LARGE PLOT OFFERING AN ABUNDANCE OF NATURAL LIGHT - ALL JUST A SHORT WALK TO MILES OF SANDY BEACHES.

Located in a prime position within this highly sought-after hamlet, close to the coast, you will find Woodlands which has been the subject of major refurbishment. The property has been extended to the north to provide an impressive dining/living space with a fine aspect to the east and west. The property benefits from plenty of natural light with large windows and is surrounded by a sizable garden. There is a newly built detached garage, which has two rooms off with a workshop and tool room.

The long gravel driveway passes through the well-established gardens and leads to the main entrance and new garage. There is a fabulous terrace which is accessed from the large sliding doors from the large modern kitchen/dinner, where there is also a wood burner.



There are three double bedrooms with a stunning master bedroom with en-suite facilities. A large, and bright hallway leads through to a wonderful dining room/sitting room, which leads through to the kitchen/diner. The hallway is of such proportions that it also works well as a further sitting room with a large array of east facing double glazed windows.

Set between rolling downland and the nearby coastline, Brook beach is approximately 500 metres away and there is direct access to the Island's scenic, coastal and country walks. Brook Beach and the neighbouring Compton Beach are popular with swimmers, surfers and kite-surfers and form part of the island's Heritage Jurassic Coastline.





Brightstone village (approx. 2 miles) offers local shopping facilities, doctors' surgery, and Primary school. The village pub is a short walk across the field in nearby Hulverstone. Freshwater (approx. 4 miles) is to the west, along the scenic cliff top route of the Military Road, and provides a further range of shops, supermarkets, and Leisure Centre. Yarmouth, with its popular harbour, restaurants, shops, sailing clubs and ferry-link to Lymington, is about 5 miles away.

OUTSIDE

The gardens wrap around the property and are laid to lawn with a variety of trees and borders brimming with mature shrubs and colourful perennials. A gravel driveway sweeps through the gardens and gives access to the high-quality new garage building. There is ample parking for several cars and an attractive lawn to the front and rear of the property. A large terrace leads off the kitchen/diner and there is access



to miles of stunning National Trust owned countryside walks and bridleways.

SERVICES Mains water, electricity and drainage serve the property. Electric radiators.

EPC RATING E

VIEWINGS Strictly by prior appointment with the selling agent, Spence Willard.





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