

SPENCE WILLARD



Greenway Yaverland Road, Yaverland, Isle of Wight, PO36 8QP

With a glorious outlook over Sandown and Shanklin Bay, this substantial bungalow occupies a large plot with mature, enclosed gardens and an integral garage.

VIEWING

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Greenway is uniquely situated in an elevated position, set back from Yaverland Beach and close to coastal walks on neighbouring downland. The bungalow is substantial in size and provides an excellent opportunity for somebody looking to renovate or modernise, including by adding another floor (subject to obtaining the necessary consents and approvals). There is currently a generous range of accommodation including a large sitting room, separate kitchen and dining room overlooking the gardens, up to four bedrooms, as well as an integral garage, in-and-out driveway and plenty of off-road parking.

Situated in an AONB, Yaverland Beach is a short walk from the property and there are walks to Culver Down and also access to the island's cycle network. The seaside towns of Bembridge, Sandown and Shanklin, with their long sandy beaches, are a short journey away and offer an extensive range of shops, restaurants, beachside cafes and other amenities. A train service to Ryde from Sandown Station (1.5 miles away) provides access to passenger ferry services to Portsmouth, connecting with trains to London.

ACCOMMODATION

Entrance Porch

A uPVC porch with hanging space encloses the original timber entrance door with inset glazing.

Hallway

A spacious and welcoming hallway with a hatch providing access to the loft space.

Sitting Room

Offering generous proportions and a dual aspect, with sliding doors overlooking the front garden and excellent views towards the sea.

Dining Room

A particularly generous space with dual aspect windows overlooking the garden and side. An airing cupboard also houses the wall-mounted gas-fired boiler.

Kitchen

A basic kitchen with windows to the front enjoying an outlook towards Culver Down, and access through a glazed door to the garden. There is a range of under-counter and wall-mounted storage units, a stainless steel sink with mixer tap, space and plumbing for appliances, and tiled splashbacks.

Utility Room

Situated beyond the garage, the utility room has a sink, storage units, and space and plumbing for a washing machine and tumble dryer.

Bedroom 1

A double bedroom of generous proportions with a garden outlook.

Bedroom 2

A smaller bedroom, although with space for a double bed, with a uPVC window to the rear aspect.

Bedroom 3

With a deep box bay overlooking the gardens, built-in wardrobes and vintage floral wallpaper.

Bedroom 4/Study

With a deep box bay overlooking the rear garden and substantial fitted shelving, currently housing an impressive collection of books.

Bathroom

A vintage original suite in lemon yellow comprising a panelled bath, pedestal wash basin and separate shower.

Cloakroom/W.C.

With tiled walls to mid-height, a pedestal wash basin and W.C.

Outside

Greenway's glorious gardens are part of its unique charm, and a great deal of time has been invested in establishing a wide range of mature borders, herbaceous shrubs, hedging and perennial planting.

The front garden is approached via an in-and-out driveway between brick pillars, with a central lawn and colourful flowerbed inset. There is plenty of off-road parking, including access to the integral garage.

To the rear is an enclosed, private and particularly charming garden with a westerly aspect, with a timber greenhouse, summer house and side access. At the foot of the garden is a hidden area with apple trees, wisteria growing over an arched pergola and a garden pond, creating a wonderfully secluded and sunny escape.

Services

Mains electricity, water and drainage. Heating is provided by a gas-fired boiler via radiators.

Tenure

The property is offered freehold.

Council Tax

Band E

EPC

Rating D

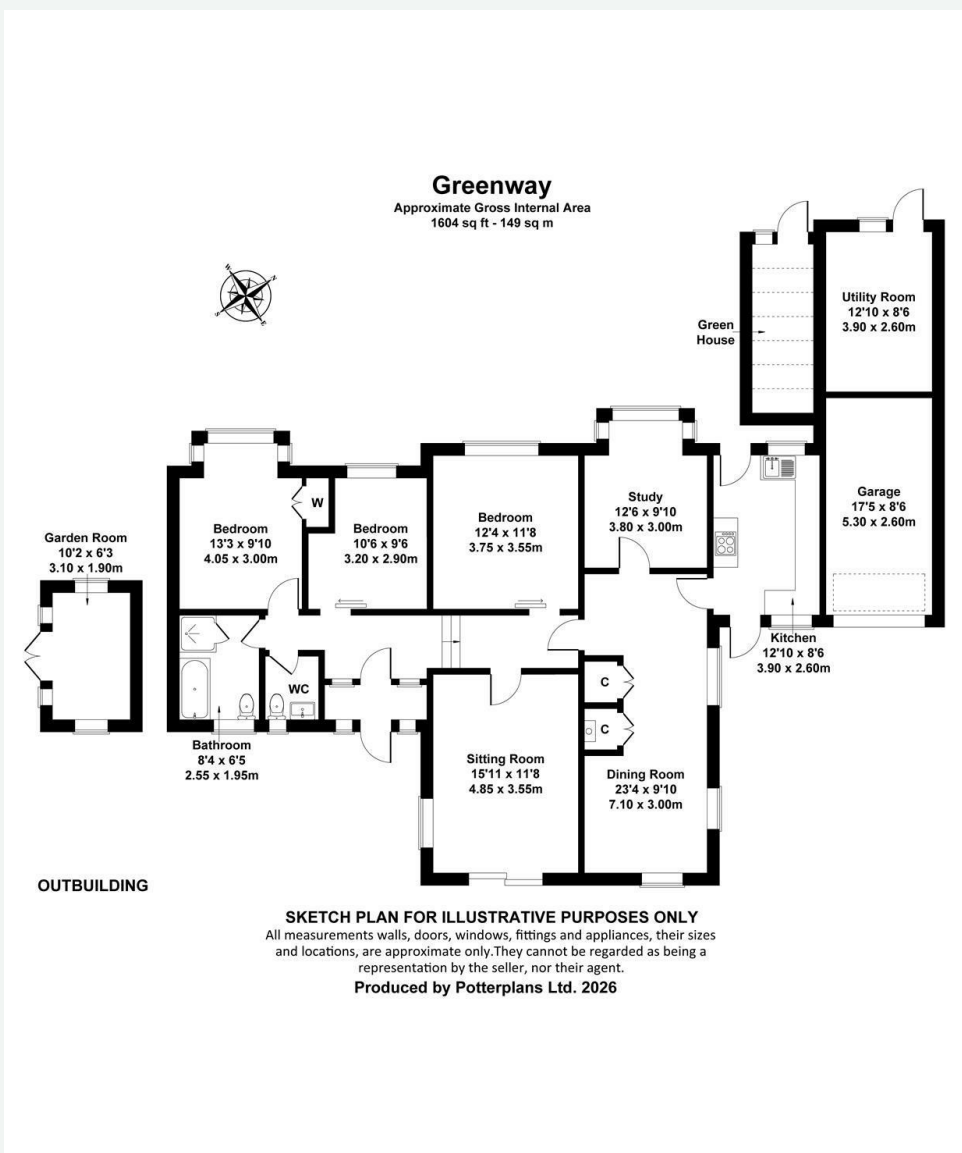
Postcode

PO36 8QP

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.





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