

SPENCE WILLARD



11 Broadway, Sandown, Isle of Wight, PO36 9BY



# *An impressive modernised family home boasting substantial space and accommodation with private gardens wrapping around and a southerly aspect.*

VIEWING

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Boasting a range of period features, this beautiful Victorian property was comprehensively refurbished and modernised in 2014 to offer open plan reception space including a superb kitchen/dining room, separate sitting room, family room, study and utility room, along with five bedrooms on the first floor and three bathrooms, one of which being ensuite. There is plenty of off-road parking and garden space enclosed by mature bay tree hedge. Tucked away in a convenient location the house offers a particularly appealing living space with wonderful authentic character and a high specification contemporary finish, such as the well equipped and luxury kitchen, underfloor heating and uPVC sash windows throughout.

Sandown Bay and surrounding areas are renowned for their long stretching sandy beaches where there is plenty to see and do. The property is within walking distance to the beach and the main town center with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Yaverland Beach is arguably one of the Isle of Wight's best beaches, providing a long stretch of sand that is great for children and families. The beach extends north east from the Yaverland Sailing and Yacht Club to the foot of the chalk cliffs of Culver Down. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to varying London stations. Both entire journey times take an estimated 2.5hrs door to door.

Accommodation  
Ground floor

Entrance  
Porch with tiled floors and large timber door with glazed fanlight over.

Hallway  
With high ceilings and ornate coving with plenty of space for hanging coats.

W.C./Cloakroom  
With pedestal wash basin, tongue and groove clad walls to mid-height, large cupboard accessing under stair storage and W.C.

Sitting Room  
A room of excellent proportions with picture rails and ceiling cornicing. Benefitting from a fireplace with sandstone mantle, stone hearth and bespoke shelving and cupboards within the alcoves to each side. This is a generous family space.



#### Open Plan Kitchen/Dining/ Living Area

This is an impressive dual aspect space with bi-folding doors onto the patio and gardens. There is a large dining space and living area and the kitchen boasts a comprehensive range of under-counter and wall-mounted shaker style storage units with Quartz worktops and a central kitchen island breakfast bar incorporating deep pan drawers and ample storage. There is a twin bowl ceramic sink with stainless steel tap over, space and plumbing for a large range cooker within a lit inglenook. Integrated Rangemaster dishwasher.

#### Larder

A further range of shelving and space and plumbing for an American style fridge freezer.

#### Study

A good sized room to the rear of the house offering an ideal a home office.

#### Utility Room

A light space with large sash windows and further worktop counter with stainless steel sink with mixer tap over and space and plumbing for washing machine and tumble dryer. Wet Room shower with tiled walls and floor, heated towel rail and rail for hanging watersport equipment and wetsuits to dry.

#### Plant Cupboard

Housing wall-mounted Vaillant boiler and 300l unvented cylinder.

#### Family Room

An additional reception room with a deep bay window providing plenty of natural light.

#### First Floor

Wide staircase with carpeted runner and hand carved oak banister rises to a half landing and then two separate galleried landings access accommodation extending to five double bedrooms all with deep skirting boards, carpeted floors and each enjoying far reaching views of downland or toward the sea at Sandown and Shanklin Bay. There are two bathrooms, one of which consists of roll top of bath, white marble effect tiles to floor and walls to mid height and heated towel rails. One bathroom has a separate walk-in shower. The principal bedroom is a large and impressive room with southerly aspect, incorporating integrated plantation shutters, walk-in dressing room and ensuite shower room.

#### Outside

The property offers a particularly low-maintenance space with a block paved driveway and sandstone patio running across the southern elevation with gardens wrapping around the house which are largely laid to lawn with mature bay tree hedging providing privacy.

#### EPC

Rating C

#### Tenure

The property is offered Freehold

#### Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and unvented cylinder and delivered via underfloor heating on the ground floor and radiators on the first floor.

#### Postcode

PO36 9BY

#### Council Tax

Band E

#### Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard

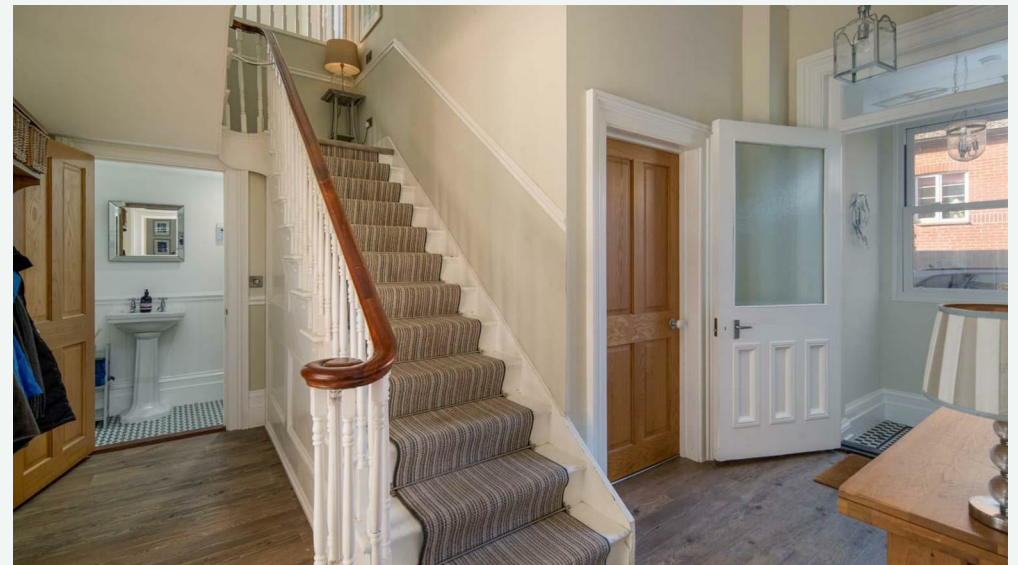


## 11 The Broadway

Approximate Gross Internal Area  
2799 sq ft - 260 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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