

SPENCE WILLARD



4 Hollowood Road, Alverstone Garden Village, Isle of Wight



# *A superb contemporary home providing light, high quality accommodation occupying a quiet and attractive setting*

VIEWING

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Nestled in the highly sought after Hollowood Road is this beautifully designed single storey home which has benefited from comprehensive reconfiguration and modernisation. The property has been uniquely designed to create bright, spacious open plan rooms with a simplistic contemporary style with marble design tiled floors, sleek luxury bath/shower rooms to each bedroom and an excellent modern kitchen with quality appliances. The refurbishment included a full rewire of the property, renewed plumbing, a new replacement boiler, new double glazed windows and doors along with a complete internal redesign of the living space. The property now benefits from generous room sizes, low maintenance and good energy efficiency. The high standard of finish and enviable village location make this a really desirable home.

Alverstone Garden Village is situated amidst wonderful countryside with walks and cycle paths accessible directly from the property. Borthwood Copse is to the side and rear of the property, giving access to wonderful woodland walks, whilst it is a short drive from beaches on the south eastern coast with nearby towns of Sandown and Shanklin having a range of facilities including a golf course and there are regular trains providing good connections with Ryde and mainland ferry links. This particularly tranquil setting, with a characterful house makes for a really attractive family home.

## Accommodation

### Kitchen/Living Room

A stunning spacious triple aspect room with a high quality kitchen and generous space for seating and dining and bifold doors to the rear garden. The stylish kitchen benefits from integrated appliances including a fridge/freezer, dishwasher, microwave, double oven, microwave and 5 ring hob along with marble worksurfaces. There is a freestanding breakfast bar with oak worksurface whilst the seating area has a log burner.

**Bedroom 1**  
With double doors to the rear garden and a walk-in dressing room.

**Bathroom Ensuite**  
Tiled throughout with bath with shower over, wash basin and W.C.

**Bedroom 2**  
A double bedroom

**Shower Room Ensuite**  
Tiled throughout with a shower, basin and W.C.

**Bedroom 3**  
A further double bedroom.

**Shower Room Ensuite**  
Tiled throughout with a shower, wash basin and W.C.

**Utility Room**  
With internal access to the double garage plus a Separate Cloakroom with wash basin and W.C.

**Outside**  
To the front of the property is a wide driveway with parking for several cars with a lawned garden to the side. Integral Double Garage with electric remote controlled door, power and lighting. The property benefits from a beautifully manicured south-east facing rear garden, edged with close board fencing, the garden includes a large paved terrace leading up to a large area of lawn with borders planted with trees and shrubs.

**Services**  
Mains water, electricity, drainage and gas. Gas fired central heating.

**Tenure**  
Freehold

**Postcode**  
PO36 OHR

**EPC**  
Rating C

**Council Tax**  
Band E

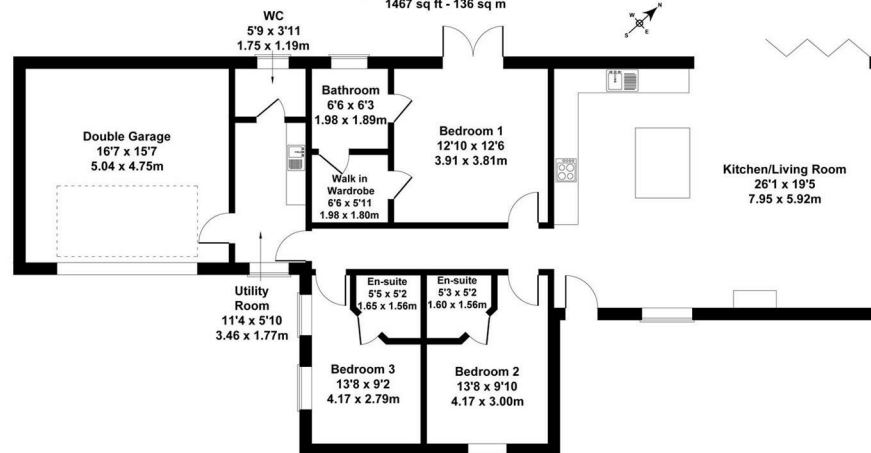
**Viewings**  
Strictly by prior appointment with the sole selling agents, Spence Willard.





## 4 Hollowood Road, Alverstone Garden Village, Sandown, PO36 0HR

Approximate Gross Internal Area  
1467 sq ft - 136 sq m



GROUND FLOOR

### 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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