

# SPENCE WILLARD



3 Small Horse Farm Close Freshwater, Isle of Wight, PO40 9FY

# *A truly impressive 4 bedroom modern house which delivers commanding sea views across the Solent's Western Approaches and Dorset Coastline beyond*

VIEWING

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Constructed in 2016 and available to the market for the first time, Number 3 is located a few minutes from the Yarmouth ferry links to the mainland. Small Horse Farm is an exclusive development of individual houses. The property sits in an elevated location delivering magnificent sea views and a short stroll to the beach and is perfect for either residential or as a weekend retreat. Tucked away off the lane the property has plenty of space around it with a superb attached double garage with impressive sea views.

Traditionally built with a clay tile roof it was constructed to a high standard by local builders of excellent repute. There are 4 good sized bedrooms, three of which have sea views and two have southerly country views towards The Downs. The principal bedroom has en-suite facilities and plenty of space for storage. There is a large open loft space with pull down ladder, which (subject to obtaining any necessary consents) could be converted to provide more accommodation with elevated sea views.

There is a fantastic sized kitchen/diner with sea views and high-quality integrated appliances. The kitchen is well equipped with a good range of wall and base units. Off the kitchen is a well-equipped and large utility room. You can spend time on the patio enjoying the view of the sea or perhaps watching the 'Round the Island' race from the comfort of your own home.

The high standard of workmanship includes a feature oak staircase and bi fold doors to catch the last of the evening sunshine as the sun sets across Colwell Bay. With a private garden to the rear and front of the property it catches the sunshine all day. At the top of the staircase is a very spacious landing which is perfect for a south facing office

space, should it be required for home working.

Attached to the house is an excellent double garage with electric doors, which would also be perfect if a new owner wanted more internal living accommodation. The garaging has a rear window and door into the garden - there are superb sea views from the garage. The property benefits from a pressurised heating system.

Small Horse Farm is a sought-after modern development located in the beautiful Western part of the Isle of Wight, famed for its beautiful beaches, stunning scenery and slightly gentle way of life.

The harbour town of Yarmouth is only a few minutes by car to Small Horse farm. Full of history as this was once the Islands capital town, there is a good range of local shops. Freshwater is positioned in the West of the Island, a main road full of tradition shops such as the butcher, bakers fish mongers and iron mongers with a doctors, dentist and library means that all is to hand, there is a large Tesco Store at one end of the village too, so all needs are catered for.

Freshwater is sheltered by Tennyson Downs that leads to the white Cliff top overlooking the Channel - there are many walks here for ramblers and dog lovers to enjoy. Nearby Afton Downs houses an 18-hole Golf course perfect for any Sunday golfers to enjoy the stunning sea views from the top whilst going for a hole in one. The Island itself is a Mecca for anyone who enjoys sports such as sailing, being surrounded by water and hosting events such as Cowes week, there is ample opportunity to spend time on the Solent; Horse riding, with affiliated and unaffiliated shows every weekend and plenty of open country to ride and this is one of the most densely populated horse areas of the UK.

Services All mains' services are connected to the property.

EPC Rating B

Council Tax Band F

Postcode PO40 9FY

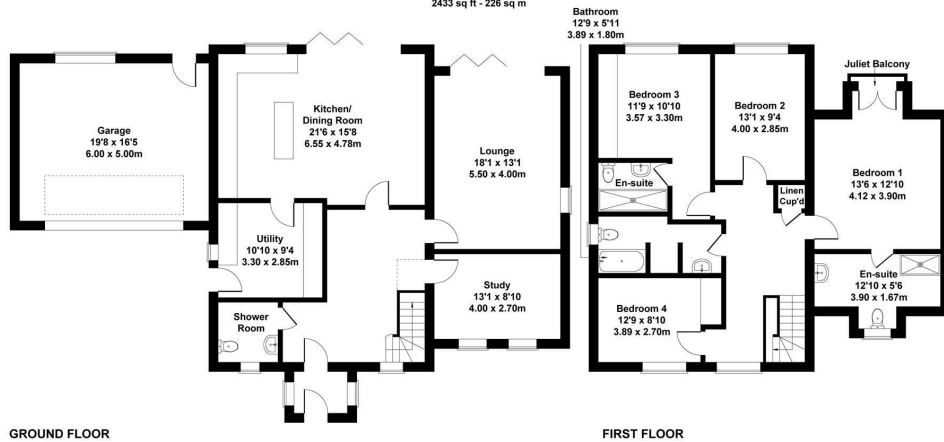
Viewings Strictly by prior appointment with the sole selling agents, Spence Willard.





### 3 Small Farm Close

Approximate Gross Internal Area  
2433 sq ft - 226 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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