

SPENCE WILLARD



Fairbrooke, Upper Lane, Brighstone, Isle of Wight

A truly wonderful opportunity to acquire a substantial and well presented four bedroom family home situated along one of the village's most desirable roads with far-reaching sea and coastal views.

VIEWING

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Fairbrooke offers superb, well-considered accommodation ideal for both family living and for couples seeking generous space for visiting friends and relatives. A wonderful sense of scale is immediately apparent on entering the property, where a spacious reception hall sets the tone for the rooms beyond. The two sizeable reception rooms, large conservatory, useful study/home office and well-proportioned kitchen/breakfast room provide excellent ground-floor living space, complemented by a practical utility room, cloakroom and sun porch to one side. Upstairs, there are four double bedrooms, each enjoying either far-reaching sea and coastal views or an attractive outlook towards the downland at the rear. Two beautifully appointed modern bathrooms serve the first floor, both featuring walk-in shower cubicles, sealed tiled floors and electric underfloor heating. Additional features include a central vacuum system with conveniently placed points throughout the property, a water softener, an EV charging point and a substantial array of photovoltaic solar panels providing an income while supporting the electric heating system.

Outside, the large, beautifully maintained gardens back onto open farmland with downland beyond, creating a picturesque backdrop. The grounds offer ample space for recreation, relaxation and entertaining, together with a double garage, generous parking for several vehicles as well as a caravan or motorhome.

LOCATION

Fairbrooke enjoys a superb position along Upper Lane in the heart of Brighthorne, one of the Isle of Wight's most sought-after West Wight villages. Surrounded by rolling countryside and close to the Island's dramatic south-west coastline, the setting offers a wonderful blend of rural tranquillity and village convenience. Brighthorne is celebrated for its charming stone and thatched cottages, historic church and strong community spirit, with everyday amenities including a village shop and post office, pub, café, tearooms, primary school, GP surgery and library all within easy reach. The surrounding landscape forms part of the Isle of Wight National Landscape (AONB), providing immediate access to miles of footpaths, bridleways and cycle routes across downland, woodland and farmland.

The nearby beaches at Brighthorne and Compton Bay offer spectacular coastal scenery and are renowned for fossil hunting, while the Tennyson Trail provides some of the Island's finest walking. For wider connections, the harbour town of Yarmouth, with its mainland ferry link to Lymington, is around a 20 minute drive, making Fairbrooke ideally placed for both Island living and convenient travel.

RECEPTION HALL

3.65m x 3.45m (11'11" x 11'3")

A spacious and welcoming area featuring engineered oak flooring and a good sized understairs storage cupboard.

CLOAKROOM

Well appointed and well proportioned with room for coats and shoes and fitted with built-in furniture incorporating an inset vanity sink unit and WC with concealed cistern as well as good storage.

LIVING ROOM

6.50m x 3.80m (21'3" x 12'5")

A wonderfully generous reception space, centred around a wide chimney breast with inset illuminated display alcoves creating an attractive focal point. There is a Dimplex Quantum Combi heater and a full chimney in place which could be utilised for an open fire or wood burner if desired (subject to an inspection and any necessary works carried out). A further illuminated feature recess enhances the opposite side of the room and provides space for a piece of furniture. Double doors lead through to:

CONSERVATORY

6.00m max x 4.00m (19'8" max x 13'1")

A fabulous bright and spacious room with ample space for a dining table and chairs, together with a comfortable sitting area from which to relax and enjoy the glorious outlook over the rear garden. Double doors open onto a paved patio terrace, creating an inviting spot for outdoor relaxation.

SITTING ROOM

3.50m max x 4.35m (11'5" max x 14'3")

Another well-proportioned reception room, equally suited to use as a formal dining room if desired, featuring a decorative fireplace (not in use), a tiled floor with underfloor heating as well as a Dimplex Quantum Combi heater. Double doors open out to the rear garden and patio terrace.

KITCHEN/BREAKFAST ROOM

A generous and practical L-shaped space with engineered oak flooring and ample room for everyday dining in the breakfast area.

Kitchen Area

5.00m x 3.20m max (16'4" x 10'5" max)

Beautifully fitted with a range of smart, decorative cupboards and drawers, the kitchen offers ample work surface space, including a useful breakfast bar area, and features an inset ceramic one-and-a-half bowl sink with waste disposal unit. Integrated appliances include a fridge/freezer, dishwasher, Bosch electric oven with combination microwave above, and a Bosch induction hob with cooker hood over. Additional storage solutions are thoughtfully incorporated, such as a wine rack, larder unit, illuminated display alcoves and glass-fronted cupboards.

Breakfast Area

3.55m x 2.60m (11'7" x 8'6")

Providing space for a table and chairs, with double doors opening out to the rear garden.

UTILITY ROOM

2.60m x 2.25m (8'6" x 7'4")

An extremely useful room leading off the breakfast area, featuring a practical tiled floor, storage cupboards and work surface matched to the kitchen and incorporating a sink unit, together with space for a washing machine. A chrome electric towel rail adds both a stylish and functional touch, and doors from here provides direct access into the double garage and to:

SUN ROOM

2.00m x 1.90m (6'6" x 6'2")

A lovely area positioned to the side of the property, offering a versatile spot to sit and enjoy the morning sun. It also provides a practical space for pets and a convenient place to return to after a country walk.





STUDY

3.15m max x 3.10m (10'4" max x 10'2")
 A bespoke and thoughtfully designed room, fitted with an extensive range of book shelving and cabinetry, incorporating a built-in desk with a pull-out keyboard drawer. This superb space is perfectly arranged as a fully functioning study, ideal for homework or remote working.

FIRST FLOOR GALLERIED LANDING

3.65m plus recess x 2.95m max (11'11" plus recess x 9'8" max)
 A generous landing area partially overlooking the reception hall and featuring a striking illuminated wall with a woodland scene. A shelved storage cupboard provides valuable space, complemented by a deep built-in airing cupboard housing the hot water cylinder.

BEDROOM 1

3.90m x 3.35m (12'9" x 10'11")
 A large double bedroom positioned at the front of the property, enjoying far-reaching views across the village to the sea beyond. A run of fitted wardrobe cupboards provides excellent storage. Door to:

EN SUITE BATHROOM

3.15m x 1.45m (10'4" x 4'9")
 A fabulous fully tiled bathroom with underfloor heating, stylishly appointed with a suite comprising a WC, generous vanity wash basin, corner bath and a neatly recessed walk-in shower alcove featuring external controls for added practicality. Thoughtful design touches include display alcoves, a decorative electric towel rail and an illuminated mirror bathroom cabinet above the wash basin.

BEDROOM 2

3.70m x 3.45m (12'1" x 11'3")
 Another generous double bedroom positioned at the front of the property, enjoying the same far-reaching sea views as Bedroom 1.

BEDROOM 3

3.70m x 3.00m (12'1" x 9'10")
 A well-proportioned double bedroom enjoying an attractive outlook over the rear garden towards the downland beyond.

BEDROOM 4

3.85m max x 2.45m (12'7" max x 8'0")
 Another double bedroom enjoying the same attractive rear-facing aspect as Bedroom 3.

FAMILY BATHROOM

3.65m max x 1.90m (11'11" max x 6'2")
 Another fabulous and well-appointed facility, comprising a WC, large vanity wash basin with illuminated mirror cabinet above, a bath with side-mounted taps, and a recessed walk-in shower cubicle featuring the practical benefit of external controls. Attractive wall tiling is complemented by the tiled floor with underfloor heating and a decorative electric towel rail.



OUTSIDE

The generous gardens at Fairbrooke are particularly appealing, backing onto open farmland and enjoying far-reaching views towards the downland beyond. To the front, a large garden enclosed by established hedging is laid to lawn and well stocked with an impressive variety of plants, shrubs and trees, including a striking Laburnum. The property is approached via a shared driveway, leading through a five-bar gated entrance onto a gravelled driveway with ample parking for several vehicles. Adjacent to the double garage is an EV charging point for added convenience, along with a paved patio area to the side, an ideal spot to enjoy the morning sun. A flagpole adds a distinctive touch, while an additional gravelled parking area on the opposite side of the property features an external power supply and provides excellent space for a motorhome or caravan.

The fabulous rear garden is attractively landscaped, featuring a large lawned area ideal for recreation and play. Along the rear boundary, a line of handsome oak trees frames the outlook across the adjoining farmland towards the downland beyond. Adjacent to the property, a generous paved patio terrace is bordered by well-established planting and offers a choice of inviting areas for relaxation and entertaining. A superb block-built garden building 3.00m x 2.40m (9'10" x 7'10"), complete with power and a side window, provides excellent storage or workshop space and could equally serve as a creative studio or workspace if desired. Behind the outbuilding, a charming, tucked-away patio terrace is enveloped by mature planting, creating a delightful hideaway within the garden.

DOUBLE GARAGE

5.70m x 5.60m (18'8" x 18'4")

A fabulous double garage providing space for two cars with two remote operated roller doors to the front, a window to the side, access to the part boarded roof space over with pull down ladder, a night storage heater and an interconnecting door into the property.

COUNCIL TAX BAND

G

EPC RATING

C

TENURE

Freehold

POSTCODE

PO30 4BA

VIEWING

Strictly by appointment with the selling agent Spence Willard.





Fairbrooke



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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