

SPENCE WILLARD



31 William Fox Avenue, Brighstone, Isle of Wight

A sizable detached modern four/five bedroom 'ECO' home located in a small close of just three properties in this sought-after West Wight village.

VIEWING

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The property was built by the current owners to a high specification, with a strong emphasis on energy efficiency, achieving an exceptional A-rated EPC score of 105. It incorporates a range of energy-saving features, including a 'Samsung' air-source heat pump feeding an underfloor heating system, high levels of insulation, 21 photovoltaic solar panels and 10kW of battery storage managed by a Solar Edge system, with capacity to add further storage if desired. Future-proofing was a key consideration in the design, with attic trusses and insulation already in place to create a 40m² second-floor room, ready for conversion to additional accommodation (subject to the necessary consents).

On the ground floor, a charming oak-framed porch leads into a welcoming reception hall with oak staircase and a well-appointed cloakroom. The generous living room features a wood-burning stove and tri-fold doors opening onto a large decked terrace. The spacious L-shaped kitchen/dining room enjoys a front-to-rear aspect and also opens to the garden via tri-fold doors. The kitchen provides excellent storage and a range of quality appliances, including Neff cooking appliances comprising 'hide n slide' oven, combination oven with microwave, a separate warming drawer, and a five-ring induction hob set within the large island beneath a discreet ceiling-mounted extractor. A good-sized utility room leads directly from the kitchen and connects neatly to the garage, which benefits from its own loft storage. A versatile fifth bedroom/study is also located on the ground floor and includes excellent built-in storage.

Upstairs, a spacious landing gives access to all bedrooms, the family bathroom and the second-floor attic room via a pull-down ladder. All four bedrooms comfortably accommodate double beds and feature stylish, practical built-in wardrobes. The two rear bedrooms each enjoy elevated views across the village to the sea and benefit from well-appointed en suite shower rooms. A contemporary family bathroom with double-ended bath and freestanding filler tap completes the first-floor accommodation. Throughout the property, the attention to detail is evident, from 6-amp lighting circuits in the living and kitchen/dining rooms to Cat5 ethernet cabling in both rear bedrooms, the ground-floor study/bedroom and kitchen. High-quality tiled and engineered oak flooring enhances the ground floor, while quartz window sills in the main bedroom's en suite and the family bathroom, along with a display niche beside the bath, add further refinement. Subtle stair-tread lighting to the staircase elevates the overall finish whilst all three bath/shower rooms feature heated towel rails, tiled floors and walls, and illuminated mirrors further enhancing the feeling of quality and style.

Outside, the property enjoys well-tended, landscaped gardens to the front and rear, with a block-paved driveway providing parking for up to three cars. The rear garden features a generous lawn bordered by attractively planted flower and shrub beds, while a substantial composite-decked entertaining terrace is perfectly positioned to enjoy the sunny aspect and includes a recessed area designed to accommodate a large hot tub or swim spa if desired.

LOCATION

The property enjoys a tucked away position within the sought-after village of Brighstone, one of the West Wight's most desirable rural communities. The property is within easy reach of the village shop, post office, pub, tearooms, bistro, primary school and GP surgery as well as the community library and two churches. The surrounding countryside and nearby coastline offer superb walking, cycling and outdoor pursuits and this combined with its strong community feel and beautiful natural setting, Brighstone provides an ideal balance of village convenience and coastal countryside living. The village of Freshwater and the Island's commercial centre of Newport are both around 7 miles distant whilst the excellent sailing facilities and mainland ferry terminal in Yarmouth is around a fifteen to twenty minute drive away.

RECEPTION HALL

A spacious reception area with a stylish oak staircase and subtle stair-tread lighting creates an inviting and impressive welcome. A sizeable understairs cupboard provides valuable storage and space for coats.

CLOAKROOM

A useful facility with WC and stylish vanity wash basin.

LIVING ROOM

6.00m x 3.95m (19'8" x 12'11")

A spacious room enjoying a dual aspect with access via tri-folding doors to the rear garden. A 'Morso' wood burner provides a stylish focal point.

KITCHEN/DINING ROOM

6.00m max x 8.70m max l' shaped (19'8" max x 28'6" max l' shaped)

A truly fabulous reception space with ample room for a dining table and chairs together with a well appointed kitchen area and access out to the rear garden via tri-folding doors. The kitchen area is fitted with an excellent range of modern cupboards and drawers, including neatly concealed cutlery drawers and a larder unit, all complemented by quartz work surfaces and a deep, industrial-style sink for a smart, contemporary finish. A substantial 1.90m x 2.35m island unit provides further storage and a breakfast bar, and houses the inset 'Neff' five-ring induction hob with a discreet, remote-operated ceiling-mounted extractor above. Additional integrated appliances include a full-height fridge and freezer, a 'Neff' 'Hide and Slide' oven, a combination oven/microwave and a separate warming drawer, a 'Caple' dishwasher and a wine fridge. Inset plinth lighting adds another refined touch.

Dining Area

5.50m x 3.80m (18'0" x 12'5")

Kitchen Area

6.00m x 2.75m (19'8" x 9'0")

UTILITY ROOM

3.15m x 2.40m (10'4" x 7'10")

Well fitted again with a range of cupboards complementing the kitchen and affording space for both a washing machine and tumble dryer. A door leads out to the rear garden and an internal door adds convenient access to the garage.

BEDROOM 5/STUDY

3.60m to wardrobes x 2.60m (11'9" to wardrobes x 8'6")

A good sized ground floor double bedroom and equally suitable as a study/office. Ample built-in cupboards provide valuable storage.

FIRST FLOOR LANDING

6.25m x 2.15m (20'6" x 7'0")

A spacious landing with a built-in linen storage cupboard and access to the attic room via a pull down loft ladder.

BEDROOM 1

3.95m x 4.25m (12'11" x 13'11")

A spacious double bedroom with an outlook to the rear enjoying views over the village to the sea beyond. Fitted wardrobe cupboard provide fabulous storage with integrated lighting, drawers, shelving and hanging space.





EN SUITE SHOWER ROOM

A smartly appointed room with tiled walls and floor, fitted with a suite comprising a WC, vanity wash basin and a generously sized shower cubicle. An illuminated wall mirror with a digital inset clock and stylish heated towel rail adds contemporary touch.

BEDROOM 2

4.24m x 3.50m plus door recess (13'10" x 11'5" plus door recess)

Another large double bedroom with a similar outlook to the rear and again featuring good fitted wardrobe storage.

EN SUITE SHOWER ROOM

A similar and equally smart en suite facility to bedroom 1, again with tiled walls and floor and suite comprising a WC, vanity wash basin and a good sized shower cubicle. Another illuminated wall mirror and stylish heated towel rail enhances the smart finish.

BEDROOM 3

3.95m x 3.10m (12'11" x 10'2")

A further generous double bedroom with fitted triple wardrobe cupboard providing good storage and hanging space.

BEDROOM 4

3.80m x 3.10m (12'5" x 10'2")

A good sized double room with a fitted wardrobe cupboard as well as a built-in plant room housing the pressurised hot water cylinder which is also fed by the solar panels via an 'EDDI' control unit for further energy efficiency.

FAMILY BATHROOM

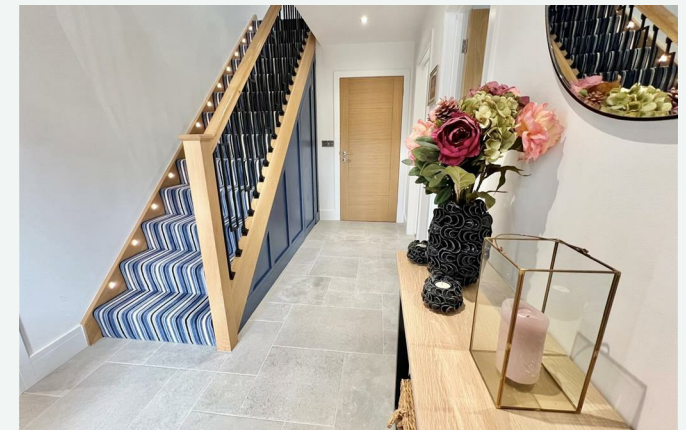
2.40m x 2.25m (7'10" x 7'4")

A truly impressive facility with tiled walls and floor, fitted with a contemporary suite comprising a WC, vanity wash basin and a double-ended bath with freestanding filler tap and shower rinse attachment. A heated towel rail, a neat display niche beside the bath, and an illuminated wall mirror with integrated digital clock and Bluetooth speaker add further stylish touches.

SECOND FLOOR ATTIC ROOM

10.15m x 3.95m (33'3" x 12'11")

A fabulous space covering a floor area of 40 square metres with access both sides into the eaves. This space offers wonderful potential to provide further accommodation if desired (subject to obtaining any necessary planning and building regulation consents). There is access both side



OUTSIDE

To the front of the property is a beautifully landscaped area of garden which incorporates a large block paved area of driveway providing good parking and access to the GARAGE 5.10m x 3.30m (16'8" x 10'9") with double doors, power/light and access to the roof space above via a drop down loft ladder.

A gated side access leads through to the rear garden which has a large lawned area bordered by attractively planted flower/shrub beds. A substantial composite decked sun terrace, ideal for relaxation and entertaining, is a wonderful place to sit out and enjoy the sunny aspect with part of the decking also incorporating space to inset a large hot tub or swim spa if desired. A range of outside lighting to both the front and rear of the property adds further convenience as does the 'Freesat' TV dish.

COUNCIL TAX

E

EPC RATING

A

TENURE

Freehold

As the property is part of a private estate, the property pays a contribution towards the maintenance costs of the communal areas. The current charge is £457 for the year.

POSTCODE

PO30 4EN

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





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
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