

# SPENCE WILLARD



Woodlawn, Church Hill, Totland Bay, Isle of Wight

*Chain Free and neatly, tucked back from the road, a detached bungalow set in generous gardens with three bedrooms, a garage and ample parking.*

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The property offers a generously sized lounge with a bay window, a well-fitted kitchen featuring a range cooker, and a spacious shower room with a large walk-in shower. A conservatory provides a pleasant spot to relax while enjoying views of the rear garden, and a utility area to the side adds further practicality. Most rooms feature exposed floorboards, creating a warm atmosphere and a seamless flow throughout the home. A gas central heating system supplies heating and hot water, while replacement double-glazed windows enhance energy efficiency and help reduce external maintenance. Outside, the gardens are an attractive feature, well stocked and thoughtfully landscaped. Two generously sized outbuildings in the rear garden offer excellent storage and workshop space. To the front, the driveway provides good parking, complemented by an additional parcel of land adjacent to Church Hill which offers superb potential for further parking or even a car-port-style structure, subject to the necessary planning consents.

**LOCATION**

Situated just off Church Hill, this home sits within a small private cul-de-sac, set well back from the main road with everyday essentials close at hand, including a convenience store, post office and bus stop less than five minutes' walk away in Totland village centre. The beach and 'Turf Walk' are also around five minutes on foot and closer still is Turvill's Field, a peaceful nature reserve behind the property. Beautiful countryside and coastal footpaths surround the area in every direction proving ample picturesque walks. Freshwater Village, with its baker, butcher, fishmonger and supermarkets is just a five-minute drive, while Yarmouth, the nearest ferry terminal with regular sailings to and from Lymington, is approximately ten minutes away.

**ENTRANCE LOBBY**

A welcoming space with an attractive modern entrance door and double doors leading through to the lounge.

## LOUNGE

4.25m x 3.45m plus bay (13'1" x 11'3" plus bay)

A good sized reception room with a bay window to the side and featuring exposed floorboards.

## INNER HALLWAY

with an external door to the side leading to the garden and a built-in cupboard housing a gas fired 'Worcester' boiler for the central heating and hot water. In addition, there is an access to the loft space with a pull down ladder.

## KITCHEN

3.40m x 2.75m (11'1" x 9'0")

Well fitted with a range of wood fronted cupboards, drawers and work surface incorporating an inset sink unit. There is a freestanding 'Rangemaster' dual fuel range cooker with electric ovens and a gas five burner gas hob. In addition, there is an integrated freezer and space for a freestanding undercounter fridge.

## BEDROOM 1

3.85m x 3.30m (12'7" x 10'9")

A good double bedroom with a built-in wardrobe cupboard, exposed floorboards and enjoying a glorious outlook over the rear garden.

## BEDROOM 2

3.35m x 2.85m (10'11" x 9'4")

Another good double bedroom featuring exposed floorboards and an outlook to the side.

## BEDROOM 3/DINING ROOM

2.80m x 2.75m (9'2" x 9'0")

A versatile third bedroom currently utilised as a dining room with exposed floorboards, an outlook to the side and sliding doors opening through to a conservatory.

## CONSERVATORY

A lovely bright space, with tiled floor and perfect for sitting and enjoying the outlook over the rear garden. A side door opens onto a paved patio terrace for further relaxation.

## BATHROOM

3.00m x 1.80m (9'10" x 5'10")

A spacious facility featuring a modern suite comprising a WC, wall hung wash basin and a large walk-in shower cubicle.





#### **OUTSIDE**

To the front of the property is a generous garden mainly laid to lawn with a driveway providing good off road parking and access to a detached GARAGE 4.80m x 2.80m (15'8" x 9'2") with up and over door, power/light and a water tap. An additional parcel of land adjacent to Church Hill, provides further parking potential or even space for a car port style structure, subject to obtaining any necessary planning permission. The large rear garden can be accessed both sides of the bungalow and enjoys a westerly aspect taking full advantage of the afternoon and evening sun. The garden is once again, laid to lawn and planted with a wide variety of established plants, trees and shrubs. A paved patio terrace adjacent to the conservatory provides an ideal spot to sit out and enjoy the garden, whilst the two sizeable garden buildings at the bottom of the garden provide excellent storage and workshop space. In addition, to one side of the property is a neat vegetable garden with a couple of raised beds and a polytunnel adjacent.

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

D

#### **TENURE**

Freehold

#### **POSTCODE**

PO39 0EX

#### **VIEWING**

Strictly by appointment with the selling agent, Spence Willard.







## Woodlawn



**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.  
**Produced by Potterplans Ltd. 2026**



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.