

# SPENCE WILLARD



Ansbeck, Southdown Road, Freshwater Bay, Isle of Wight

*A fabulous and extensive 4-5 bedroom detached chalet bungalow located in a quiet and sought after residential road on the outskirts of Freshwater Bay, backing on to farmland and featuring solar panels for improved energy efficiency.*

VIEWING

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The property has been extended and comprehensively refurbished in recent times to create a genuinely spacious and highly practical family home, offering versatile accommodation with the potential for up to five bedrooms. On entering, the sense of space is immediately apparent, complemented by a smart modern finish, updated kitchen and bathroom fittings, generous built-in storage, replacement anthracite double-glazed windows and doors, an upgraded gas central heating system, and enhanced insulation. Flooring includes fitted carpets to the bedrooms and principal reception rooms, with attractive tiling to the reception hall, kitchen, utility and bathroom areas, where electric underfloor heating adds further comfort. The ground floor features a spacious double-aspect living room, a separate dining room, and a well-appointed kitchen/breakfast room with a central island unit and double doors opening to the patio terrace. A small study provides an ideal home office, while a ground-floor double bedroom with a beautifully finished en suite shower room offers excellent storage and is particularly suitable for those requiring level-access accommodation. A cloakroom and generous utility room complete the ground floor. There is excellent potential to create an annexe by combining the ground-floor bedroom with en suite, the utility room and the dining room, ideal for multi-generational living if required.

Upstairs, the superb master suite overlooks the rear garden and includes fitted wardrobes, a dressing area and a stylish en suite shower room. Two further double bedrooms, each with access to storage, and a family bathroom with both bath and separate shower add to the generous accommodation. Photovoltaic solar panels fitted to the roof help reduce day-to-day running costs and paired with the battery storage further enhance the efficiency with an EPC score at the higher end of a 'B' rating.

Outside, the gardens are a particularly attractive feature of the property and, despite their generous size, have been thoughtfully designed to remain as low-maintenance as possible. To the front, there is ample off-road parking and turning space for several vehicles together with an EV charging point and scope to add a double car port if desired (subject to planning permission). The rear garden enjoys wide open lawns bordered by established planting, along with a patio terrace ideal for outdoor dining and a useful timber garden store.

#### **LOCATION**

Ansbeck enjoys an enviable position on Southdown Road, one of Freshwater Bay's most desirable residential addresses. This peaceful coastal setting places the property within easy reach of the Bay's dramatic chalk cliffs, sheltered beach and renowned walking routes across Tennyson Down as well as the 18 hole golf course located at the top end of the road. Freshwater village centre is only a short distance away, offering a useful selection of shops, cafés and everyday amenities including a sports centre, swimming pool, and doctor's surgery, while the nearby harbour town of Yarmouth provides excellent sailing facilities and convenient mainland ferry links. The combination of coastal scenery, countryside access and village convenience makes this an exceptional West Wight location.

#### **RECEPTION HALL**

A spacious and welcoming space complete with a useful built-in double cloaks/storage cupboard.

**CLOAKROOM**

Neatly finished with a modern WC and wash basin over.

**LIVING ROOM**

6.05m x 3.75m (19'10" x 12'3")

A bright and spacious family reception enjoying a dual aspect with ample room for sofas and furniture.

**DINING ROOM/BEDROOM 5**

3.55m x 3.00m (11'7" x 9'10")

A good sized separate dining room overlooking the rear garden and could easily be used as an additional ground floor double bedroom if required.

**STUDY**

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

A useful office space with further bedroom potential.

**KITCHEN/BREAKFAST ROOM**

5.10m x 4.10m (16'8" x 13'5")

A wonderful and stylish kitchen/breakfast room featuring sleek modern cupboards and drawers complemented by ample work surfaces including the substantial central island unit complete with breakfast area. In addition, there is an integrated electric double oven, together with a dishwasher and a gas hob with a modern cooker hood over as well as space for a side by side American style fridge freezer. Double doors provide an outlook and access out to the rear garden and link directly onto a patio terrace, ideal for relaxation and dining.

**UTILITY ROOM**

2.60m x 3.00 plus recess (8'6" x 9'10" plus recess)

A truly useful facility which has been well appointed and thoughtfully planned with the possibility in mind of the space becoming a kitchen to a separate annexe if required. As well, as the ample work surface and storage there is also space for a washing machine and an external door leading out to the side garden.

**BEDROOM 4**

3.90m to wardrobes x 2.60m plus entry recess (12'9" to wardrobes x 8'6" plus entry recess)

A generous ground floor double bedroom with male fitted wardrobes and cupboard space together with access to:

**EN SUITE SHOWER ROOM**

This beautifully appointed facility is designed for ease of access with a walk-in shower cubicle and fitted furniture incorporating a wash basin and WC with concealed cistern. A useful storage cupboard and a plant cupboard are also incorporated in the room.

**FIRST FLOOR**

A central landing provides access to all three double bedrooms and the family bathroom.

**MASTER SUITE****BEDROOM AREA**

5.05m x 3.75m (16'6" x 12'3")

A spacious area with mirror fronted wardrobe cupboards and storage and enjoying an elevated outlook over the rear garden. the bedroom area opens through to:

**DRESSING AREA**

2.20m x 2.65m (7'2" x 8'8")

A useful area with space for a dressing table and chest of drawers.

**EN SUITE SHOWER ROOM**

Another wonderful stylish facility neatly designed with fitted furniture incorporating dual wash basin and a WC with concealed cistern. Around the corner the space opens into a practical walk-in shower cubicle.

**BEDROOM 2**

3.30m x 3.00m (10'9" x 9'10")

Another double bedroom with an outlook over the rear garden and featuring eaves storage access to both sides.

**BEDROOM 3**

3.35m x 3.75m (10'11" x 12'3")

A further double bedroom to the front, also with access to storage.





#### **FAMILY BATHROOM**

Another stylish facility with modern fixtures and fittings comprising a bath, separate shower cubicle and fitted furniture incorporating a wash basin and WC with concealed cistern. Access is also provided to further eaves storage.

#### **OUTSIDE**

The extensive grounds wrap around the property and have been landscaped with ease of maintenance in mind, despite their generous scale. To the front, a large lawn is bordered by plant/shrub beds, alongside a substantial driveway providing parking and turning space for several vehicles. An EV charging point is conveniently positioned near the parking area, and there is excellent scope to construct a double car port if desired (subject to planning permission).

The side and rear gardens are laid to formal lawns with a variety of shrubs and trees along the boundaries, together with pathways that lead up through the garden, one of which provides access to a useful timber garden store. A patio terrace, enclosed by contemporary balustrading and positioned adjacent to the property, offers an ideal space for relaxation and outdoor entertaining. The grounds are mainly enclosed by timber fencing to the front, one side and the rear, while an established boundary hedge encloses the remaining side, creating a safe, private and expansive area for leisure and play.

#### **COUNCIL TAX BAND**

E

#### **EPC RATING**

B

#### **TENURE**

Freehold

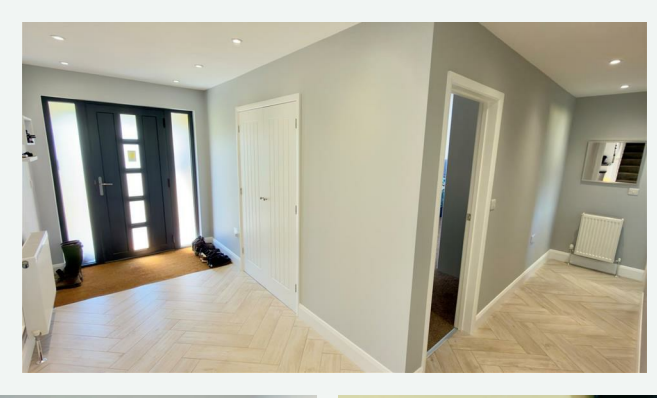
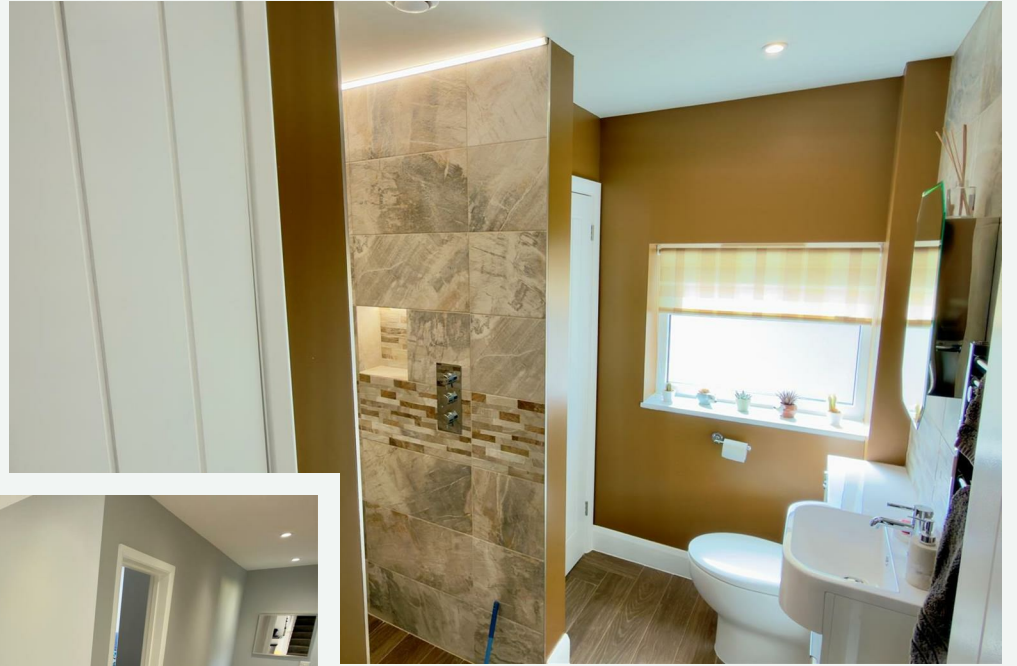
#### **POSTCODE**

PO40 9UA

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.







## Ansbeck



### 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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