

SPENCE WILLARD



Copse Edge, 34 Ashley Way, Brighstone, Isle of Wight

An immaculately presented three bedroom detached bungalow with wonderful downland views and set in beautifully maintained gardens on the outskirts of this sought after West Wight village.

VIEWING

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The property has been upgraded and extended by the current owner to provide a well presented and comfortable home. The recent extension comprises of a dressing room with an en suite shower room which both lead off Bedroom 1. There are a further two bedrooms and a well appointed bathroom as well as generous reception space comprising of a living room, dining room, kitchen and a very useful utility/sun room. The dining room has access out to a decked sun terrace where you can sit and enjoy the downland view and outlook over the beautiful rear garden. The accommodation is warmed by a recently install oil fired central heating system and also features double glazed windows and doors throughout. Outside, there is ample parking for several vehicles to the front as well as a good sized lawed area. In addition, there is additional parking to the side of the property as well as access to the detached garage. The immaculate rear gardens is well enclosed and features a number of outbuildings and seating areas as well as a vegetable garden.

LOCATION

The popular village of Brighstone has a range of shops, doctor's surgery, primary school and public house, which are all within ½ mile. The surrounding area of Outstanding Natural Beauty includes the attractive South Western coast being within a mile, with rolling downland running to the North of the village. These wonderful surroundings are ideal for walking, riding or enjoying the nearby beaches such as Brook and Compton. Ferry services to the mainland are available from Yarmouth (about 20 minutes drive) as well as Cowes, Fishbourne and Ryde.

ENTRANCE PORCH

2.89m x 1.45m (9'5" x 4'9")

A spacious area with full height window to the side.

ENTRANCE HALL

2.45m x 1.97m (8'0" x 6'5")

A generous reception area with a built-in airing cupboard housing a pressurised hot water cylinder.

LIVING ROOM

3.56m x 4.29m (11'8" x 14'0")

A well proportioned room featuring a bow window to the front and opening through to:

DINING ROOM

2.99m x 2.87m (9'9" x 9'4")

Another good sized space with access out to the decked sun terrace and garden. also opening to:

KITCHEN

3.32m x 2.88m (10'10" x 9'5")

Fitted with a range of modern cupboards, drawers and work surfaces incorporating an inset one and half bowl sink unit and also featuring a freestanding electric Rangemaster cooker with matching cooker hood over.

UTILITY SUN ROOM

4.63m x 1.63m (15'2" x 5'4")

A very useful area with access to the rear garden and patio and space for a washing machine, tumble dryer and fridge/freezer etc.

BEDROOM 1

3.40m x 3.86m max (11'1" x 12'7" max)

A generous double bedroom with an outlook to the front and leading through to:

DRESSING ROOM

3.27m x 2.00m (10'8" x 6'6")

with a fitted double wardrobe cupboard and leading to:

EN SUITE SHOWER ROOM

1.98m x 2.02m (6'5" x 6'7")

A well appointed facility with a sizeable walk-in shower cubicle and fitted furniture incorporating a WC and vanity wash basin, together with ladder towel radiator.

BEDROOM 2

3.38m x 2.60m (11'1" x 8'6")

Another double bedroom with a vanity wash basin and a built-in wardrobe cupboard.

BEDROOM 3

2.88m x 2.18m (9'5" x 7'1")

A good bedroom with an outlook to the front.

BATHROOM

2.60m x 2.10m (8'6" x 6'10")

A smart modern facility comprising a WC, vanity wash basin and a shower bath with fitted screen and shower unit over.





OUTSIDE

To the front of the property is a good sized area of garden, which is mainly laid to lawn and bordered by established plants and shrubs. A double five bar gated vehicular access leads to the graveled driveway/parking area with ample off road parking for several vehicles. There is a gated access to both sides of the property, one which leads to an enclosed side area of garden, laid to gravel, which features a separate gated access to a side driveway, providing further parking and access to the detached GARAGE 4.76m x 2.73m (15'7" x 8'11") with power/light.

The delightful rear garden is pleasantly enclosed by timber fencing offering a good degree of privacy, whilst still being able to enjoy the distant downland view. The gardens are beautifully landscaped and maintained and feature a number of areas including a vegetable garden with raised beds, a secret garden and a raised decked sun terrace. The gardens are well stocked with a variety of plants, shrubs and rose bushes, together with a variety of useful outbuildings comprising a summer house, potting shed/mini barn, studio and a trio of useful stores.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

Freehold

POSTCODE

PO30 4HH

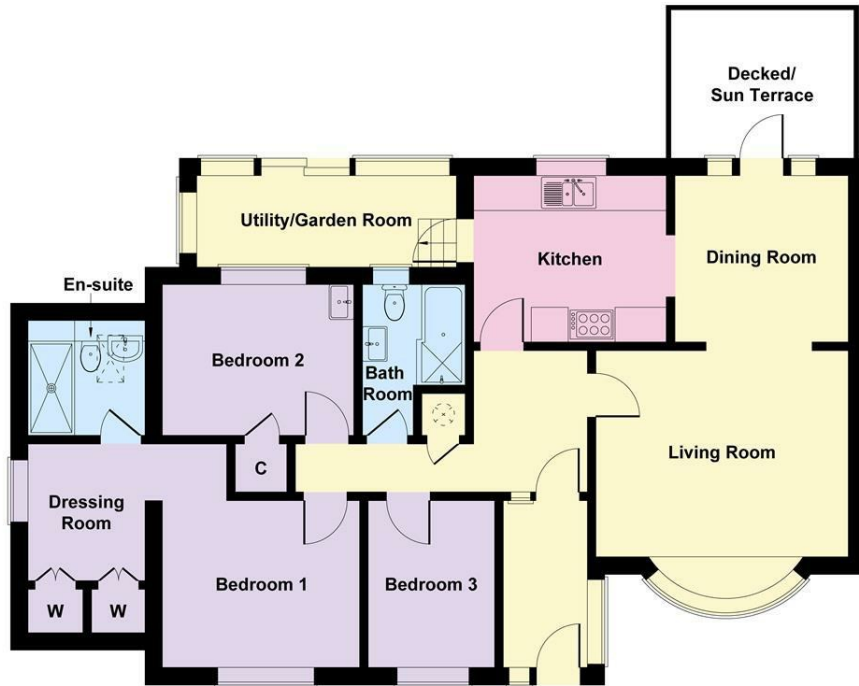
VIEWING

Strictly by appointment with selling agent Spence Willard.





Copse Edge



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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