

SPENCE WILLARD



1 Millways, Freshwater, Isle of Wight

A spacious detached 5 bedroom modern home situated on the fringes of Freshwater village in a cul-de-sac location of similar properties.

VIEWING

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This bright and spacious home has been thoughtfully designed for modern living, offering flexible ground floor accommodation. Each of the main ground floor rooms benefits from a dual aspect, while a generous central hallway creates an inviting and well-connected layout. The well-appointed kitchen/dining room provides ample space for a dining table and flows seamlessly into a practical utility room. The lounge is equally spacious and offers direct access to the rear garden, perfect for relaxing or entertaining. The fifth bedroom on the ground floor is a versatile space, suitable for use as a double bedroom or an additional reception room. Upstairs, a large landing leads to four further bedrooms and a family bathroom. The principal bedroom includes a good-sized en suite shower room, while Bedroom 3 features a deep built-in wardrobe offering valuable storage. The family bathroom is equipped with both a bath and a separate shower cubicle for added convenience.

Outside, the property enjoys front and rear gardens, with a block-paved driveway at the front providing off-road parking for up to three vehicles. The enclosed rear garden has been landscaped for low maintenance, featuring hardscaping ideal for outdoor entertaining, and is attractively planted with a range of mature shrubs and plants.

LOCATION

The centre of Freshwater, offering a variety of shops, services, and amenities, is just a few minutes' drive from the property and easily reached by public transport, with a conveniently located bus stop nearby. Colwell Bay, with its popular sandy beach and the highly acclaimed coastal restaurant The Hut, is around a 15 minute walk away. A little further along the coast lies Totland Bay, renowned for its breathtaking sunsets and home to the Waterfront pub and the Pier Café. The picturesque harbour town of Yarmouth, known for its excellent sailing facilities and mainland ferry connections, is also just a ten-minute drive away.

ENTRANCE LOBBY

1.65m x 1.95m (5'4" x 6'4")

A good sized entrance area with space for coats and shoes.

CLOAKROOM

1.00m x 1.95m (3'3" x 6'4")

With WC and wash hand basin.

CENTRAL HALLWAY

2.85m x 2.85m (9'4" x 9'4")

Providing good flow space with stairs leading off and a good sized understairs storage cupboard.

LOUNGE

4.10m max x 5.65m (13'5" max x 18'6")

A spacious dual aspect room with a laminate floor and doors leading out to the rear garden.

KITCHEN/DINING ROOM

5.65m x 3.60m (18'6" x 11'9")

Another generous space with ample room for a dining table and fitted out with a good range of cupboards drawers and work surfaces incorporating a breakfast bar. There is an integrated dishwasher as well as an electric oven with gas hob and cooker hood over. Undercounter space is also provided for a fridge and freezer.

UTILITY ROOM

2.65m x 2.10m (8'8" x 6'10")

A useful room with access out to the rear garden and providing further valuable storage as well as room for freestanding appliances including a washing machine.

BEDROOM 5

3.65m x 2.85m (11'11" x 9'4")

A generous double bedroom enjoying a dual aspect and featuring a laminate floor.

FIRST FLOOR LANDING

5.80m max x 2.85m max (19'0" max x 9'4" max)

A spacious area with access to the loft space.

BEDROOM 1

4.10m x 2.70m (13'5" x 8'10")

A good sized double bedroom with an outlook to the rear and door to:

EN SUITE SHOWER ROOM

2.70m x 2.10m (8'10" x 6'10")

with suite comprising a WC, wash basin and a shower cubicle together with a cupboard housing the pressurised hot water tank.

BEDROOM 2

3.65m x 2.70m plus door recess (11'11" x 8'10" plus door recess)

Another good double bedroom with an outlook to the rear.



**BEDROOM 3**

3.60m x 2.85m (11'9" x 9'4")

A generous double bedroom featuring a deep wardrobe cupboard providing good storage.

BEDROOM 4

2.85m x 2.15m (9'4" x 7'0")

A generous single bedroom with an outlook to the side.

FAMILY BATHROOM

2.85m x 2.45m max (9'4" x 8'0" max)

Fitted with a suite comprising WC, wash basin, bath and a separate shower cubicle.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for up to three cars and there is a range of established plants and shrubs together with a gated side access. The rear garden is designed with hard landscaping for low maintenance and features a couple of paved patio areas, gravel and well stocked flower/shrub borders.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

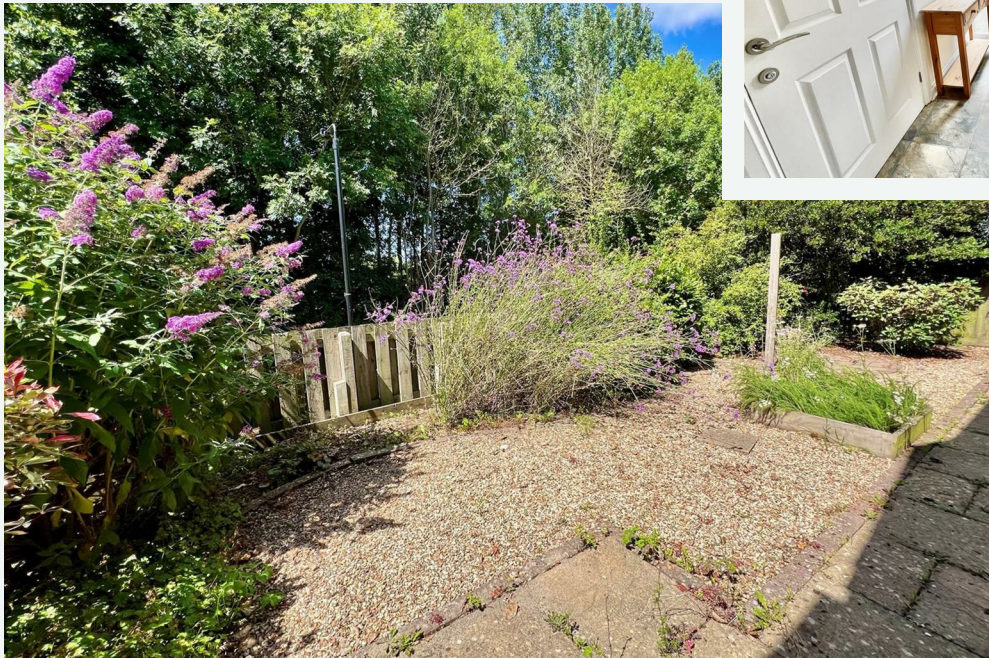
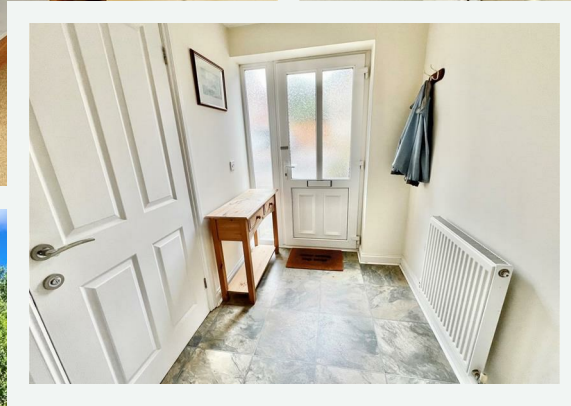
POSTCODE

PO40 9SF

VIEWING

Strictly by appointment with the selling agent Spence Willard.





1 Millways

Approximate Gross Internal Area
Total Floor Area = 1582 sq ft - 147 sq m



GROUND FLOOR



FIRST 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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