

SPENCE WILLARD



2 Richmond Meade, Freshwater, Isle of Wight, PO40 9EB

*Located in Richmond Meade, a small private 'No Through' lane of just a few properties, this recently modernised two bedroomed semi-detached house located in the heart of Freshwater Village with off-road parking and a far reaching view to Tennyson Down.*

VIEWING

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A deceptively spacious two-bedroom semi-detached home positioned towards the end of a private 'No Through' lane, just a short stroll from the village centre via a residents private locked gated access into Avenue Road car park and enjoying a pleasant far reaching view over rooftops to Tennyson's monument on Tennyson Down from the main bedroom. The property benefits from off-road parking to the front and enjoys gardens wrapping around three sides. Inside, the accommodation features a double-glazed side porch/small conservatory, a generous dining room and a welcoming living room centred around a feature log-burning stove, along with a fitted kitchen and a rear porch/utility area opening directly to the garden. Upstairs, there are two good sized bedrooms and a modern shower room.

The current owner has undertaken a series of improvements in recent years, including upgraded electrics and a new gas central heating system with a Worcester boiler and new radiators and pipework. The home also offers excellent scope to extend and/or convert the loft (subject to planning consent) to create a four-bedroom property if desired, several neighbouring homes have already done so.

#### **LOCATION**

Richmond Meade is an unmade cul-de-sac with just a few houses and is very close to the centre of Freshwater Village shops and amenities. There is a good mix of local shops and eateries plus a sports centre with indoor pool, a health centre and a library. The seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all within walking distance or a really short drive if preferred. The nearest ferry to and from the mainland via Lymington, is located in nearby Yarmouth some 5-6 minutes drive away and offers regular trips to and from the Island via Lymington and the New Forest.

**ENTRANCE PORCH/SIDE CONSERVATORY**

2.303 x 1.938 (7'6" x 6'4")

Double glazed with windows to three sides and door with internal door into main hall.

**HALL**

Stairs to first floor with storage cupboard and Cloakroom. Access to the rest of ground floor accommodation.

**CLOAKROOM**

With WC, wash hand basin and housing recently installed gas central heating boiler.

**LIVING /DINING ROOM**

6.234 x 4.260 narrowing 3.251 (20'5" x 13'11" narrowing 10'7")

A great space for a family to enjoy with windows to rear and front plus a feature multi-fuel burning stove.

**KITCHEN**

3.193 x 2.756 (10'5" x 9'0")

Dual aspect windows and offering a range of floor standing kitchen units with worksurfaces over with inset sink and drainer. There is space for a freestanding cooker and plumbing for washing machine. Tiled floor with door into:

**REAR GARDEN ROOM/UTILITY**

2.652 max x 2.508 (8'8" max x 8'2")

A useful space with access to rear garden. Could be utilised as a utility if desired.

**FIRST FLOOR LANDING**

A galleried landing with stairs to and from ground floor. Window to front aspect and internal doors to:

**BEDROOM ONE**

4.260 x 3.005 (13'11" x 9'10")

A double room with window to front with far reaching views across rooftops to surrounding countryside and Tennyson Down including Tennyson's monument.

**BEDROOM TWO**

3.250 x 2.984 (10'7" x 9'9")

A small double with window to rear plus built in storage.

**SHOWER ROOM**

2.746 x 2.017 (9'0" x 6'7")

Dual aspect windows and comprising a corner shower, WC and wash hand basin

**OUTSIDE**

There is off road parking for two vehicles to the front plus a mature garden with some planted shrubs and trees. Gated access down one side leads to side and rear gardens which include a wood built summerhouse and patio area and access to a brick/concrete shed to the rear of the house. The gardens are a combination of some planted areas with shrubs and small trees and is enclosed by wood fencing.





**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**EPC RATING**

E - Please note, the EPC rating is an old rating from previously before any refurbishment works were carried out and the new central heating system and insulation was installed.

**VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.







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