

SPENCE WILLARD



Larchwood, Uplands Road, Totland Bay, Isle of Wight



*A truly exciting and unique contemporary award-winning home featuring five spacious double bedrooms and exceptional living areas, set within generous private grounds on the outskirts of Totland Bay.*

VIEWING

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



This spacious, light-filled home showcases a striking blend of glass and dark larch timber cladding, designed to make a bold architectural statement while remaining sensitive to its surroundings. Created by the award-winning architectural firm Dow Jones, based in London and Cornwall, the property reflects their extensive experience across heritage conservation and innovative modern design in both the public and private sectors. Larchwood embodies their design philosophy, resulting in a truly unique, bespoke residence which won the RIBA Isle of Wight award for best new build in 2015. The broken plan layout features a range of imaginative design elements, including movable walls that allow for flexible use of the living areas, and custom-designed Sapele hardwood fenestration that enhance ventilation and strengthen the connection between the interior and garden. The ground floor offers adaptable space suitable for a mix of living, sleeping, working, or creative purposes. Upstairs, you'll find four double bedrooms, including one with an en suite shower room, a family bathroom, and a generous landing area ideal for study or relaxation, with potential for access to a roof terrace, subject to alteration. Comfort is assured with underfloor heating powered by an air source heat pump, an open fireplace in the living room, and provisions for a wood-burning stove in the kitchen/dining area. The property also benefits from high levels of insulation and double glazing throughout. Planning permission is in place for a ground floor extension, which would also create further space and a charming inner courtyard.

Externally, there is good off road parking and being set within generous private grounds to the front, sides, and rear, the property enjoys excellent privacy and seclusion, along with an attractive outlook toward Totland Bay, Hurst Castle, and the mainland coastline.

**LOCATION**

The property is located near the end of a quiet no-through road, resulting in minimal traffic and a peaceful setting. It enjoys convenient access to the amenities of both Totland and Freshwater, as well as direct access to scenic countryside walks. Totland offers a selection of local shops within walking distance, while the nearby village of Freshwater (approximately  $\frac{3}{4}$  mile away) provides a wider range of services and facilities. Positioned on the edge of an Area of Outstanding Natural Beauty, the area features picturesque downland and several nearby beaches. Popular seaside restaurants such as The Hut and The Waterfront are within easy reach. Just over two miles away, the historic harbour town of Yarmouth offers excellent sailing facilities, including two sailing clubs, and a regular car ferry service to Lymington, with a crossing time of around 40 minutes.



### ENTRANCE HALL

An inviting space, highlighted by striking full-height glazing at the far end that offers a clear view through to the studio/garden room and out into the rear garden beyond. A staircase rises from this area, with a generous understairs storage cupboard with a bespoke shoe storage bench adjacent.

### SHOWER ROOM

A practical ground floor amenity, comprising a wash basin and WC with a concealed cistern, along with a discreetly hidden shower cubicle accessed via a flush-fitting door.

### UTILITY/PLANT ROOM

2.45m x 2.00m (8'0" x 6'6")

A functional utility area offering space for a washing machine and tumble dryer, along with a sink, ample storage, a water softener and housing the pressurised hot water cylinder amongst other associated plant.

### LIVING ROOM

4.25m x 4.15m (13'11" x 13'7")

Offering an open outlook across the rear garden, the glazed rear elevation allows for abundant natural light while also providing shelter via a verandah-style overhang above part of the patio terrace. Double doors between the living room and dining area open directly onto the terrace, enhancing the indoor-outdoor flow. A feature brick wall, which subtly separates the dining area, incorporates a discreet open fireplace, adding both warmth and charm.

### DINING AREA

6.25m x 2.75m (20'6" x 9'0")

Forming a central element of the ground floor living space, this area enjoys a sea view through a glazed side wall, which includes a door leading out to a sheltered part of the garden, home to a charming apple tree. Inside, two wide sliding walls/doorways offer flexibility, allowing the space to be either opened up or divided to suit your needs.

### KITCHEN/BREAKFAST ROOM

5.15m max x 4.65m max (16'10" max x 15'3" max)

Partially open to the dining area, this space comfortably accommodates a table and chairs for everyday dining, with a sleek and practical kitchen area discreetly positioned around the corner. A movable glazed wall with a door allows the room to fully open onto the delightful side breakfast terrace, which, like the rear terrace, features a partial overhang offering a degree of shelter. The kitchen has an outlook to the front and is well-appointed with a stylish range of modern cupboards and drawers, complemented by elegant marble work surfaces. It includes a variety of integrated appliances, such as a dishwasher, a five-burner gas hob with overhead extractor, and eye-level De Dietrich electric oven and combination oven/microwave units. A recessed area provides a convenient space for a side-by-side American-style fridge freezer, while a compact peninsula unit neatly accommodates a wine fridge.

### STUDIO/GARDEN ROOM

4.00m x 3.00m (13'1" x 9'10")

Another beautifully designed space, featuring stunning full-height glazing on two sides that provides an abundance of natural light and views, along with direct access to the rear garden. A wide movable wall/doorway allows the room to be separated from the main living area, offering added privacy when desired.

### BEDROOM 5/LIBRARY

3.25m x 2.75m (10'7" x 9'0")

A flexible space currently used as a library/music room, but equally suited for use as a ground floor bedroom. It features a full-height window and door opening onto the rear garden. This room also benefits from existing planning permission for a sizable rear extension, offering further potential if desired.







**FIRST FLOOR LANDING**

3.80m x 2.65m (12'5" x 8'8")

A bright and generously proportioned space, ideal for use as a study or relaxation area. Large windows offer views over the rear garden and may allow for future access to a potential roof terrace, subject to any necessary permissions and alterations.

**BEDROOM 1**

3.00m x 2.95m plus 2.70m entrance area (9'10" x 9'8" plus 8'10" entrance area)

A generous double bedroom to the front with several built-in wardrobe cupboards providing ample storage.

**EN SUITE SHOWER ROOM**

A bright facility with a large electric opening glazed ceiling panel flooding the area with natural light and comprising walk-in shower cubicle, wash basin and WC with a concealed cistern.

**BEDROOM 2**

2.85m x 3.55m (9'4" x 11'7")

Another generous double bedroom with an outlook to the side and ample built-in wardrobe cupboards.

**BEDROOM 3**

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

A similar double bedroom to Bedroom 2 with an outlook to the front.

**BEDROOM 4**

2.75m x 2.70m (9'0" x 8'10")

a smaller double bedroom enjoying an outlook to the rear.

**BATHROOM**

2.65m x 1.85m (8'8" x 6'0")

a Good sized family bathroom with suite comprising a bath with shower over, wash basin and a WC with concealed cistern.

**OUTSIDE**

The property is set within private gardens to the front, sides, and rear, with mature boundaries that provide excellent privacy and seclusion. At the front, the home is enclosed by fencing and approached via a gravelled driveway offering off-road parking for several vehicles, with wide access on both sides leading to the rear garden. In one corner, there is a timber garden store along with a shelter for the air source heat pump. A charming breakfast terrace on one side of the house offers a partially sheltered spot to enjoy the morning sun, bordered by trees and established planting. The rear garden is primarily laid to lawn and includes a generous entertaining terrace adjacent to the house, as well as a second, more shaded terrace beneath a garden pergola—perfect for relaxing on warmer days.

Additional features include external power points, a water tap, and various outdoor lighting throughout the grounds. At the far end of the rear garden lies a dedicated wildlife area, designed to support local fauna including badgers, and providing a natural and effective privacy buffer for the property.

**COUNCIL TAX BAND**

F

**EPC RATING**

C

**TENURE**

Freehold

**POSTCODE**

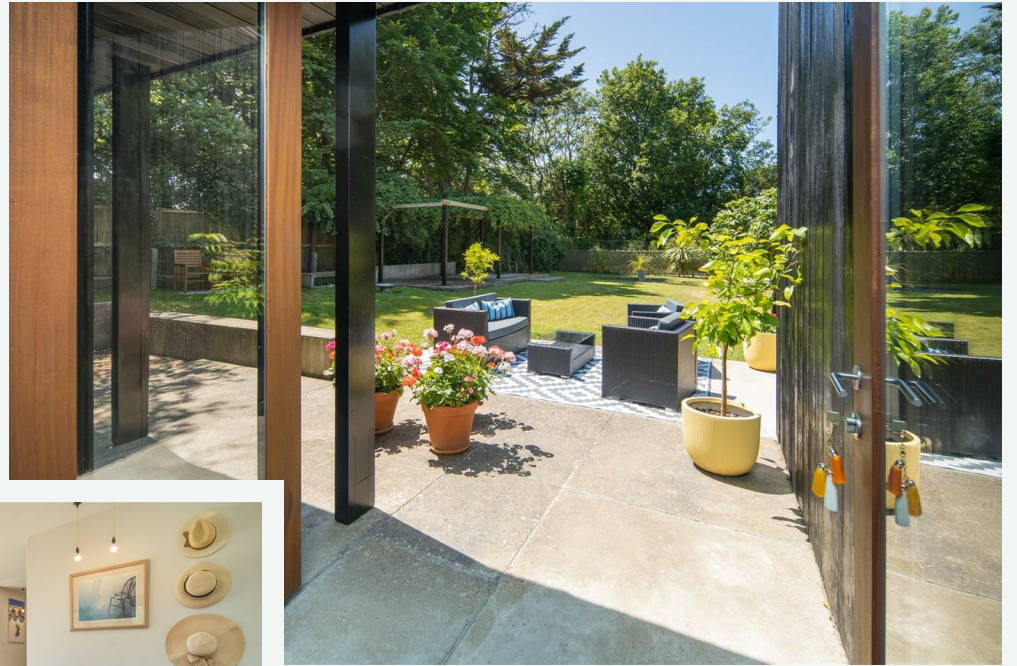
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**VIEWING**

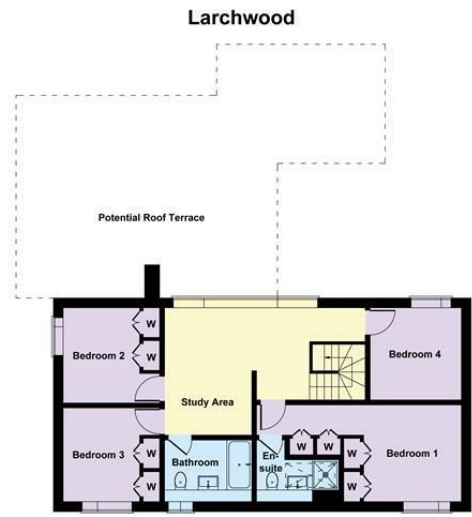
Strictly by appointment with the selling agent Spence Willard.











FIRST FLOOR



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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