

# SPENCE WILLARD



Plot 7 Blanchard Fields, Brighstone, Isle of Wight

One of the last remaining 'Over 55's only' two bedroom detached bungalows on this attractive small development close to the heart of the popular West Wight village of Brighstone.

VIEWING  
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The property is well appointed and having been built to the latest building regulation standards, comes with very good insulation levels, modern attractive inset casement double glazed windows and an LPG gas fired heating system, which makes for a comfortable and efficient home. The use of brick and natural stone together with the real slate roof, galvanised guttering and downpipes and imitation chimney detailing is ascetically pleasing and this, combined with the attractive pale green windows, fascias and a black composite front door creates a charming and attractive home which will come with a 10 year LABC new build certificate.

The property features a mixture of hard flooring and carpeting throughout the accommodation which comprises a generous entrance hall, a wonderful open plan kitchen/living/dining room with a well appointed kitchen area including integrated appliances such as, a fridge/freezer, electric oven and LPG gas hob with cooker hood over, a microwave, dishwasher and washing machine. In addition, there are two double bedrooms as well as a spacious bathroom with vanity wash basin, WC and a bath with shower unit over. Outside there are gardens to the front and rear which are already laid to lawn and feature off road parking to the front, together with young hedging and attractive chestnut rail fencing. Decorative sandstone paving provides access to the front entrance and around one side of the property to the rear garden featuring a sandstone paved patio.

**LOCATION**  
Blanchard Fields is an attractive development of houses and bungalows with a mixture of open market properties, Over 55's housing, affordable housing and self build plots and are within a short walk of the village centre. Brighstone is a thriving West wight village located within a mile of the coast where there is access along the Military Road to a number of popular sandy beaches. The village centre features good amenities including a general store with post office, a newsagent/cafe, a community library, two churches, a public house, a doctors surgery and a primary school amongst others. In addition, there are a network of public footpaths and bridleways which provide access to miles of surrounding downland and coastal walks.

Plot 7, Blanchard Fields



**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.  
**Produced by Potterplans Ltd. 2024**

**ENTRANCE HALL**

**OPEN PLAN KITCHEN/DINING/LIVING ROOM**

**KITCHEN AREA**  
9'2" x 7'10"

**LIVING/DINING AREA**  
16'6" x 13'3"

**BEDROOM 1**  
11'11" x 10'5"

**BEDROOM 2**  
12'2" max x 8'2"

**BATHROOM**  
7'2" x 6'9"

**COUNCIL TAX BAND**  
tbc

**SAP RATING**  
C

**TENURE**  
Freehold

**POSTCODE**  
PO30 4EN

**VIEWING**  
Strictly by appointment with the selling agent Spence Willard.

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