

SPENCE WILLARD



6 Rowdown View, Upper Lane, Brightstone, Isle of Wight

*A well presented semi detached three bedroom family home with ample parking and featuring a large sunny rear garden.*

**VIEWING**

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The property has been renovated in recent times to provide a comfortable family home with good sized rooms finished with a smart and stylish feel. Entering the property through the entrance porch and into the hallway the a staircase leads off as well as modern oak finished doors providing access to the ground floor living space. There is a good sized living room with an outlook to the front and rear and features an AGA wood burning stove. The kitchen/dining room is fitted with modern cupboards and drawers with a utility area and cloakroom leading off. To the first floor there are three good bedrooms and a well appointed bathroom with bath and an separate shower. Outside the front garden area offers good offer road parking for three cars and features a useful car port to one side. The large rear garden is mainly laid to lawn with a thriving vegetable garden and useful outbuildings and offers the a potential a building plot to the rear accessed off Moortown Lane, subject to planning permission. In addition, there are solar water heating panels to the rear roof slope which supplement the cost of the hot water.

**LOCATION**

Brightstone is a sought after and thriving village with a primary school, doctors surgery, community library, two churches, a public house, village hall, hairdressers, village stores, cafe/newsagent. The property is situated within a few hundred yards of the village centre and around a mile of the local beach in Grange Chine. In addition, there are local footpaths and bridleways providing access to miles of downland and coastal walks, much of which is owned by the National Trust. The town of Newport, the Island's commercial centre, is approximately a twenty minute drive away and the harbour town of Yarmouth with its mainland ferry terminal is a similar distance away.

**ENTRANCE PORCH**

**ENTRANCE HALL**

A welcoming space with staircase leading off.

### LIVING ROOM

5.787m x 3.667m max (18'11" x 12'0" max)

A comfortable through room with light flooding in from the front and rear. The open fireplace is open backed to the kitchen/diner and is fitted with a wood burning stove made by 'AGA' creating pleasant focal point.

### KITCHEN/DINER

4.188m max x 3.959m max l' shaped (13'8" max x 12'11" max l' shaped)

A bright double aspect space with an outlook over the rear garden and room for a family sized dining table and chairs. The kitchen area is well fitted with a range of modern cupboards and drawers, together with attractive bespoke made oak work surfaces. The tiled floor features electric under floor heating for comfort and the open backed fireplace in the living room provides residual heat from the wood burning stove.

### UTILITY AREA

with an external door into the car port and a recess with space to neatly double stack a tumble dryer and washing machine.

### CLOAKROOM

with WC and wash basin

### FIRST FLOOR LANDING

#### BEDROOM 1

3.833m x 2.973m (12'6" x 9'9")

A generous double bedroom with a range of smart bespoke built furniture comprising wardrobe hanging space and drawers. There is an outlook over the rear garden and downland beyond.

#### BEDROOM 2

3.529m max x 3.287m (11'6" max x 10'9")

Another double bedroom with an outlook over the rear garden and a downland view.

#### BEDROOM 3

2.788m x 2.297m (9'1" x 7'6")

A good bedroom with recessed wardrobe cupboard and an outlook to the front towards downland.

### FAMILY BATHROOM

2.911m x 1.674m (9'6" x 5'5")

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



**OUTSIDE**

The front garden is partly enclosed by fencing with a vehicular access off Upper Lane onto a driveway with hard standing and turning space for two cars as well as a car port adjoining the property providing additional undercover parking and an access through to the rear garden.

The long and large rear garden is enclosed by a mixture of fencing and hedging, mainly laid to lawn and enjoys a westerly aspect, taking full advantage of the afternoon sun. There are two patio areas and a brick/block built outbuilding attractively clad in wood providing a very useful store/workshop together with two further timber clad storage buildings to the rear. At the end of garden there is a sizeable vegetable garden with an adjoining shed. There the potential to create a building plot at the end of the rear garden with access from Moortown Lane, subject to obtaining planning permission.

**COUNCIL TAX BAND**

C

**EPC RATING**

tbc

**TENURE**

Freehold

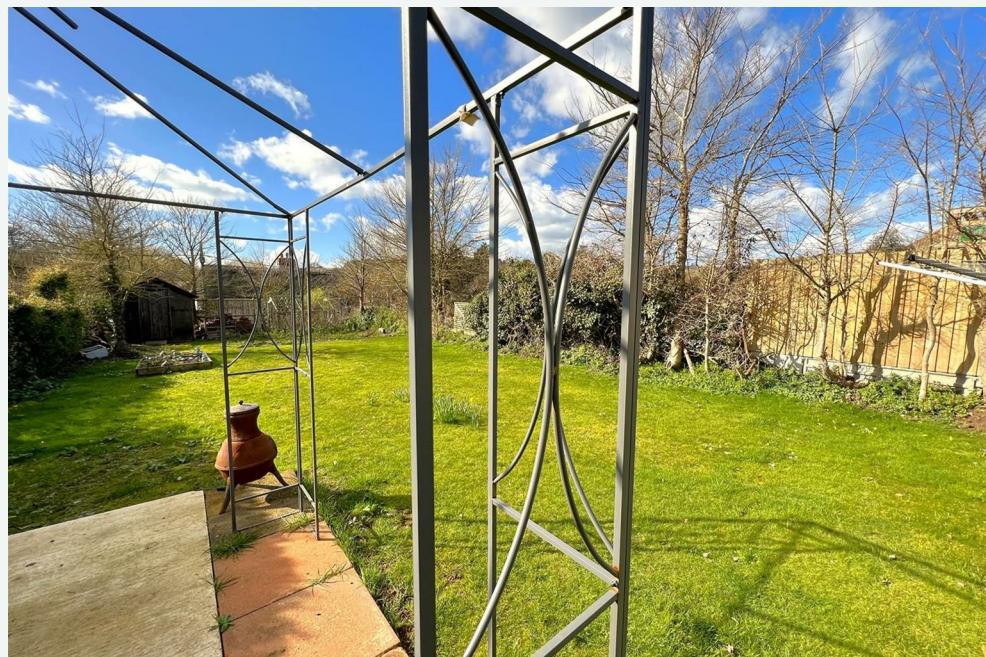
**POSTCODE**

PO30 4AR

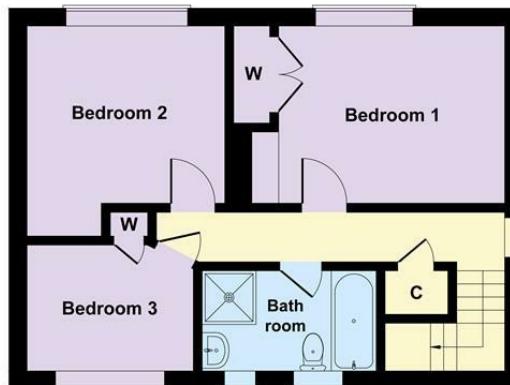
**VIEWING**

Strictly by appointment with the selling agent, Spence Willard.





## 6 Rowdown View



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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