

SPENCE WILLARD



The Vynes, Warden Road, Totland Bay, Isle of Wight



# *A chain free detached four bedroom family home in a quiet location between Totland Bay and Freshwater and within easy reach of the beach in Colwell Bay.*

## VIEWING

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The property is very deceptive and well designed with bright and spacious accommodation including generous broken plan living space to the ground floor with light modern flooring and comprising a living room, dining area and kitchen with a utility area off. In addition, there is a good sized spacious entrance hall, cloakroom and access to an integral garage which offers fabulous potential to be converted into further accommodation if desired. To the first floor there are four bedrooms, an en suite shower room to the main bedroom and a family bathroom, both of which have been stylishly updated. Outside there is ample parking to the front for two cars and a good sized sunny southerly facing rear garden with a sun deck and paved patio terrace. The windows are double glazed and the accommodation is warmed by a gas central heating system.

## LOCATION

Tucked away in a pleasant location, the property is nestled between the shops and services in Freshwater and Totland village centres as well as a short distance of the beaches in both Totland and Colwell Bays with their popular eateries including the renowned coastal restaurant 'The Hut'. The coastal path which links both beaches and continues along to Fort Victoria and eventually through to Yarmouth. Locally there is also a variety of footpaths and bridleways providing access to miles of downland and country walks including Golden Hill Country Park, High Down, Tennyson and Headon Warren, where you can enjoy some fabulous and truly stunning coastal scenery. The harbour town of Yarmouth with its mainland ferry connection to Lymington and excellent sailing facilities is within a ten minute drive, making this property ideally suited as either a permanent or second home/holiday retreat.

## ENTRANCE HALL

3.062m x 2.667m (10'0" x 8'8")

A spacious and welcoming space with stairs off, understairs storage cupboard, a built-in cloaks cupboard and access into the integral garage.



**CLOAKROOM**

with WC and wash basin.

**DINING AREA**

3.266m x 3.077 (10'8" x 10'1")

A generous space opening through to the living room and kitchen and featuring part glazed double doors from the entrance hall as well as a large side window flooding light into the space.

**LIVING ROOM**

4.961m x 3.656m (16'3" x 11'11")

A spacious living room enjoying a southerly aspect with a fitted real flame gas fireplace as its main focal point and double doors leading out to the rear garden and patio terrace.

**KITCHEN**

4.546m max x 2.968m max (l'shaped) (14'10" max x 9'8" max (l'shaped))

Enjoying a lovely sunny outlook over the rear garden and fitted with a good range of cupboards, drawers and solid wood work surfaces incorporating an inset sink unit. There is a built-in ceramic hob with cooker hood over as well as an eye level electric double oven, space for a dishwasher and a stable door to the side.

**UTILITY**

1.622m x 1.151m (5'3" x 3'9")

A useful separate space with plumbing for a washing machine and work surface over with room for a tumble dryer above.

**FIRST FLOOR LANDING**

A generous space with access to the loft and a built-in airing cupboard housing the hot water tank.

**BEDROOM 1**

3.975m x 3.578m max (13'0" x 11'8" max)

A large double bedroom with an outlook over the rear garden and featuring built-in double wardrobe with a centre dressing table and neat TV recess above.

**EN SUITE SHOWER ROOM**

2.535m max x 2.175m (8'3" max x 7'1")

A smart and modern facility with attractive half tiling, a modern chrome towel radiator and suite comprising WC, vanity wash basin and a large shower cubicle with a double headed shower unit.

**BEDROOM 2**

4.584m into storage recess x 2.992m (15'0" into storage recess x 9'9" )

Another generous double bedroom with a sunny rear aspect and featuring a very useful deep storage recess area.

**BEDROOM 3**

3.518m x 2.364m (11'6" x 7'9")

Another double bedroom with an outlook to the front.





#### **BEDROOM 4**

3.059m x 1.635m (10'0" x 5'4")

A single bedroom with an aspect to the front.

#### **FAMILY BATHROOM**

3.273m x 2.023m (10'8" x 6'7")

A spacious bathroom well fitted with a modern suite comprising WC, wash basin, claw and ball foot roll top bath with shower attachment and a fabulous corner shower cubicle with multiple body jets.

#### **OUTSIDE**

To the front of the property is a block paved driveway/parking area providing ample off road parking for two cars and access to the INTERGAL GARAGE 4.942m x 2.391m (16'2" x 7'10") with an up and over door, power/light, window and side door and housing the gas central heating boiler.

Access both side of the property lead to the enclosed good sized rear garden which enjoys a southerly aspect and is mainly laid to lawn with garden pond and water feature as well as a large paved patio terraced with adjoining sun deck which takes full advantage of the sunny aspect and provides a fabulous area for entertaining and relaxation. The paved patio terrace also features a substantial garden pergola along its full width with well established and fruitful grape vines, which the name of the property alludes to.

#### **COUNCIL TAX BAND**

E

#### **EPC RATING**

D

#### **TENURE**

Freehold

#### **POSTCODE**

PO39 0AD

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.









## The Vynes



### 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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