

SPENCE WILLARD



Beechfield Fort Warden Road, Totland Bay, Isle of Wight, PO39 0DA

Currently a two bedroomed detached bungalow with newly built large extension to one side ready to create annexe or additional rooms as desired. Plenty of off-road parking and free from any onward chain.

VIEWING

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A detached bungalow with substantial side extension ready for completion and currently comprising a 32ft x 17ft extension ideal as further living accommodation or annexe to suit, a cloakroom with WC, a dining room, a living room, a kitchen plus two double bedrooms and a bath/shower room. Moving outside the bungalow is set back from the road with off-road parking for several vehicles and a good sized sunny rear garden with shed and framework for summerhouse/cabin/hobby room as desired. Please see the Additional Information section on the details for more information.

LOCATION

Fort Warden Road is accessed from Colwell Common on the borders of Totland and Colwell Bays and is within walking distance of local seafront and several coastal and countryside walks. The nearby shops and amenities at Freshwater Village are within a short walk or a couple of minutes drive away, and there are good road and Bus links across the Island. The nearest Ferry Terminal can be found at Yarmouth about 5-6 minutes drive away with regular crossings to and from mainland UK via Lymington.

HALL

Accessed from the new Extension via external door with some built-in storage and doors off to

WC

WC and wash hand basin

KITCHEN

3.285 x 2.715 (10'9" x 8'10")

Offering a range of floor and wall mounted kitchen units and drawers with work surface areas over and inset sink and drainer. There is a gas hob with cooker hood over and integral double oven with microwave above and space and plumbing for a washing machine. Window to side and glazed door to side garden area. There is a wall mounted gas combination boiler and two built-in cupboards provide additional storage too.

DINING ROOM

Space for table and chairs with window to the side and twin glazed doors with a window either side leading into main living room.

LIVING ROOM

7.080 x 3.630 (23'2" x 11'10")

A spacious light and airy room with dual aspect windows and a double glazed patio doors to and from rear gardens. There is also an open fireplace, (currently not used),

BEDROOM ONE

3.630 x 3.285 (11'10" x 10'9")

A good double bedroom with built-in wardrobes and window to the front.

BEDROOM TWO

3.630 x 3.055 (11'10" x 10'0")

Another double bedroom also with built-in wardrobes and window to the front.

BATH AND SHOWER ROOM

Comprising a double shower, WC, pedestal wash hand basin and a panel style bath. Two windows to side aspect.

NEW EXTENSION

10.035 x 5.285 (32'11" x 17'4")

The extension has been built to the planning specifications granted and the building inspector has seen each stage. Due to a change in circumstances the current owner is now looking to move back to the mainland after all and the extension will not be completed although it is airtight and ready to be laid out as desired by the new owner., (it was to be an annexe with bedroom, bathroom and own lounge/kitchen but as no internal walls have yet been added, this area is open for other configurations as desired and the current builder is open to discuss these options and agree works after any sale has gone through if desired. There are doors to the front and rear and double glazed windows have just been installed in readiness for the next steps.





ADDITIONAL INFORMATION

As with notes under New Extension Section above, the new building will be airtight before any exchange takes place and there is one external door currently on order to complete this. As the current owner was looking to live in the extension as an annexe and family members were to reside in the original bungalow, a brand new gas combination boiler has been installed and is ready to be connected in the living room in readiness, but the vendor is happy to pay to swap this with older one in kitchen if preferred depending on how the property would be used moving forward. All other work to complete the new accommodation will be at new owners expense with property essentially being sold as seen.

OUTSIDE

There is ample space to the front for parking several vehicles and some new close board fencing has been erected. There is gated access down right hand side of bungalow to side entrance and rear gardens which are a mix of mature planting, flower beds and seating areas. The garden enjoys a lot of sunshine and there is scope to add a summerhouse/office with framework already part erected by current owner.

TENURE

Freehold

COUNCIL TAX BAND

E

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard in Freshwater.





Beechfield



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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