

# SPENCE WILLARD



Solent View, Monks Lane, Freshwater, Isle of Wight

*Pleasantly tucked-away in a coastal location, this attractive three-bedroom semi-detached home benefits from sea and downland outlooks, parking, and an inviting garden with a sunny aspect.*

VIEWING

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



The property has been well maintained and offers practical, well-balanced accommodation suited to modern family living with a mixture of tiled and oak flooring throughout the ground floor. A generous entrance porch sets the tone on arrival, leading into a charming lounge featuring a multi-fuel stove and bay window. The spacious kitchen/dining room is a standout space, with a well-fitted kitchen complete with granite work surfaces, an island unit and a superb shelved walk-in pantry. Double doors from the dining area open directly onto a large patio terrace and the gardens. To the rear, a useful utility/sun room with cloakroom off provides additional everyday convenience and also gives access to the garden. Upstairs, there are three good-sized bedrooms, each enjoying either a downland or sea view/glimpse, along with a family bathroom that includes both a separate shower and a bath. Outside, the property benefits from off-road parking to the front and side, while the enclosed rear garden offers a lawn ideal for play and a generous patio terrace perfect for relaxing or entertaining.

#### **LOCATION**

Tucked away at the end of a short private lane off Monks Lane, The Cottage enjoys a peaceful semi-rural and coastal position, yet remains conveniently just over a mile from the village centre and its range of shops and amenities. The surrounding area is rich with footpaths and bridleways, offering wonderful coastal and countryside walks, including routes to the sandy shores of Colwell Bay with The Hut, a renowned coastal restaurant and the scenic coastal path around to Totland Bay.

Within a ten-minute drive lies the charming harbour town of Yarmouth, home to excellent sailing opportunities, welcoming pubs and restaurants, and the ferry link to Lymington, which provides onward rail connections to London Waterloo. This combination of tranquillity and accessibility makes the property perfectly suited as either a full-time residence or a relaxing holiday escape.

### ENTRANCE PORCH

1.95m x 1.75m (6'4" x 5'8")

A fabulously bright and welcoming space with ample space for coats and shoes and featuring attractive plantation shutters.

### LOUNGE

4.00m plus bay x 3.40m (13'1" plus bay x 11'1")

A pleasant reception room with a bay window to the front with fitted plantation shutters and a window seat. A fireplace with fitted multi-fuel stove provides a charming focal point.

### KITCHEN/DINING ROOM

7.10m max x 3.97m (23'3" max x 13'0" )

This fabulous open-plan room provides plenty of space for a family dining table, with double doors that open directly onto the garden and a sunny patio terrace. The kitchen is beautifully appointed with modern, tasteful cabinetry, granite worktops, an integrated sink, and an attractive dresser unit. The central island adds further storage and preparation space and features an induction hob with a decorative cooker hood above. Integrated appliances include an electric double oven and a microwave, while there is space for a fridge/freezer and dishwasher too, together with a superb walk-in pantry with tiled shelving offering excellent additional storage.

### UTILITY/SUN ROOM

3.00m x 2.65m max (9'10",0'0" x 8'8" max)

A further practical and bright space with sliding doors to the rear garden and featuring space and plumbing for a washing machine as well a valuable storage cupboard.

### CLOAKROOM

A useful ground-floor facility with WC and corner wash hand basin, also housing the wall-mounted gas boiler for the central heating and hot water.

### FIRST FLOOR LANDING

#### BEDROOM 1

4.00m x 3.35m (13'1" x 10'11")

A good double bedroom featuring attractive plantation shutters and a view across farmland to Tennyson down and a glimpse of the sea.

#### BEDROOM 2

4.00m x 2.75m (13'1" x 9'0")

Another double bedroom to the rear with a glimpse through to the sea and mainland coastline.

#### BEDROOM 3

3.10m x 2.00m max (10'2" x 6'6" max)

Another good bedroom with an outlook to the side with further sea glimpses.





### **FAMILY BATHROOM**

3.00m x 1.45m (9'10" x 4'9")

A well fitted facility with suite comprising WC, vanity wash basin, bath and a shower cubicle.

### **OUTSIDE**

The front of the property is laid to hardstanding providing good off road parking. A gated side access leads into the enclosed side/rear garden which enjoys a sunny aspect and is well stocked with a good range of plants and shrubs. The flat lawned area provides an ideal play area and the large paved entertaining terrace is a wonderful place to sit and relax on those sunny days. At the end of the garden is a greenhouse for those keen gardeners together with a good sized timber garden store with an integrated log store to one side.

### **COUNCIL TAX BAND**

C

### **EPC RATING**

tbc

### **TENURE**

Freehold

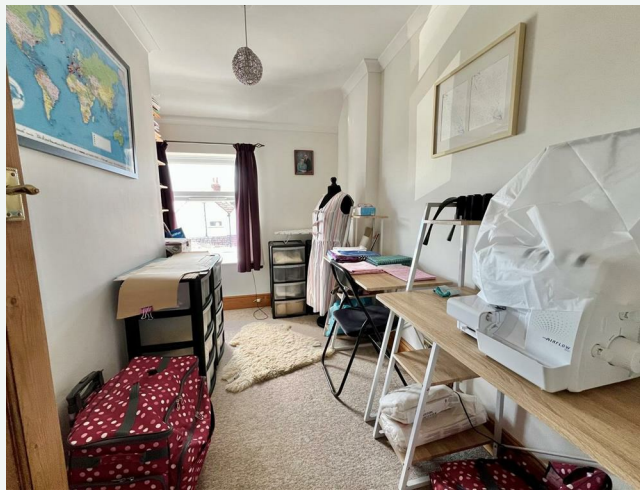
### **POSTCODE**

PO40 9SU

### **VIEWING**

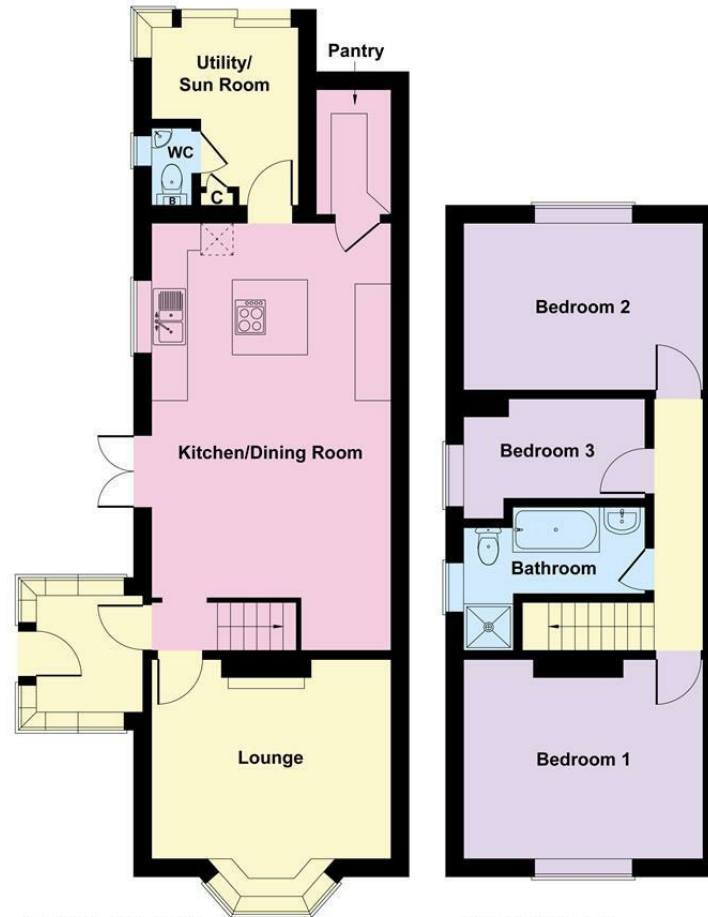
Strictly by appointment with the selling agent Spence Willard.







## Solent View



**GROUND FLOOR**

**FIRST 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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