

SPENCE WILLARD



White Pines, Seven Sisters Road, St Lawrence, Isle of Wight

A spacious single storey bungalow occupying a beautifully quiet, picturesque location with a south facing garden and southerly sea views

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The property benefits from a particularly quiet and attractive location, on a no-through lane adjacent to the 12th Century Church, accessing just three properties. This especially peaceful and scenic location will appeal to discerning purchases. Designed with the principal rooms all benefitting from a southerly aspect, the well organised bungalow provides generously proportioned accommodation with a good layout, complemented by attractive gardens, ample parking and both garaging and a car port. The property has UPVC framed double glazed windows throughout and extensive terraces on the southern and western elevations from which the sea views can be enjoyed.

St Lawrence is an idyllic location with a beautiful, rustic coastline and many impressive coastal and country walks directly from the doorstep. There is a village grocery shop, whilst the neighbouring town of Ventnor provides various amenities, such as good range of individual shops, a doctor's surgery, an array of fine eateries and a superb, sheltered beach. This area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby.

ACCOMMODATION

ENTRANCE HALL A spacious entrance with coats cupboard, leading to a hallway with a shelved airing cupboard.

CLOAKROOM WC and wash basin.

KITCHEN/BREAKFAST ROOM An open-plan room running the full depth of the bungalow with sliding glazed doors to the southern elevation providing sea views as well as a wide window overlooking the front garden and wooded backdrop. The kitchen area comprises of a good range of base and wall cupboards with a combination of solid timber and laminate work surfaces. Integral appliances include a Bosch oven with a four-ring ceramic hob above and built in extractor, separate microwave with plate warmer, a fridge freezer and dishwasher. A wide arched opening leads to a breakfast bar and dining area from which there is direct access to the south facing terrace.



SITTING ROOM With a marble fireplace housing an electric fire. Sliding doors open to:

CONSERVATORY UPVC framed double glazed windows above, ceiling fan, forming a spacious south facing living area that provides both additional seating and dining spaces with access to the garden.

STUDY Westerly outlook over the garden towards the English Channel.

OFFICE South facing room accessed from the breakfast area.

BEDROOM 3 Double bedroom with southerly outlook.

FAMILY BATHROOM Tiled throughout and comprising of white suite with shower, bath with separate shower over, wash basin with built-in cupboards beneath, WC and heated towel rail.

BEDROOM 2 A good-sized double bedroom with a wide window overlooking the front garden.

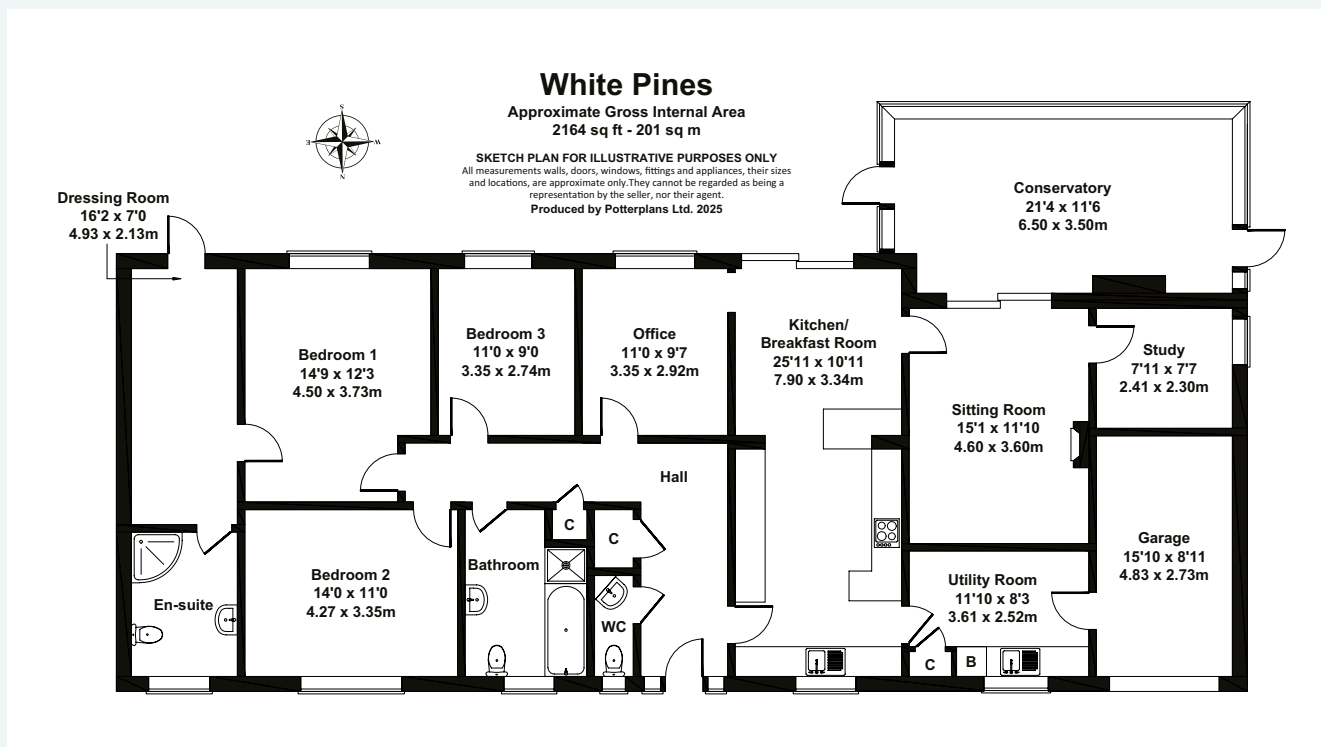
BEDROOM 1 A spacious double bedroom with southerly sea view.

DRESSING ROOM Generously proportioned and with a glazed door to the garden. Fitted with sliding door wardrobes, shelving.

SHOWER ROOM EN-SUITE Tiled throughout with a large walk-in shower, wash basin, WC and heated towel rail. Underfloor heating.

UTILITY ROOM A useful room with a range of built-in cupboards, worksurface with sink unit, space for washing machine and dryer. Grant oil fired boiler with adjacent cupboard housing pressurised hot water tank.





OUTSIDE

INTEGRAL GARAGE Electrically operated roller shutter door, power and lighting.

Approached over a shared tarmac drive at arrival at White Pines there is a generous turning and parking area in front of the garage and adjacent **CAR PORT** (5.38m x 3m) with an additional parking area. In front of the bungalow is an attractive lawned garden with trees and shrubs with a wide paved path leading to the front door.

The principal gardens lie to the rear (southern) and western sides of the bungalow. There is an extensive paved and decked terrace extending along the southern elevation from which there are some sea views and steps lead down to an attractive, secluded lawned garden enclosed by well planted borders. To the western side of the conservatory is a further paved raised terrace from which to enjoy the southerly sea views with an adjacent timber store and nearby greenhouse.

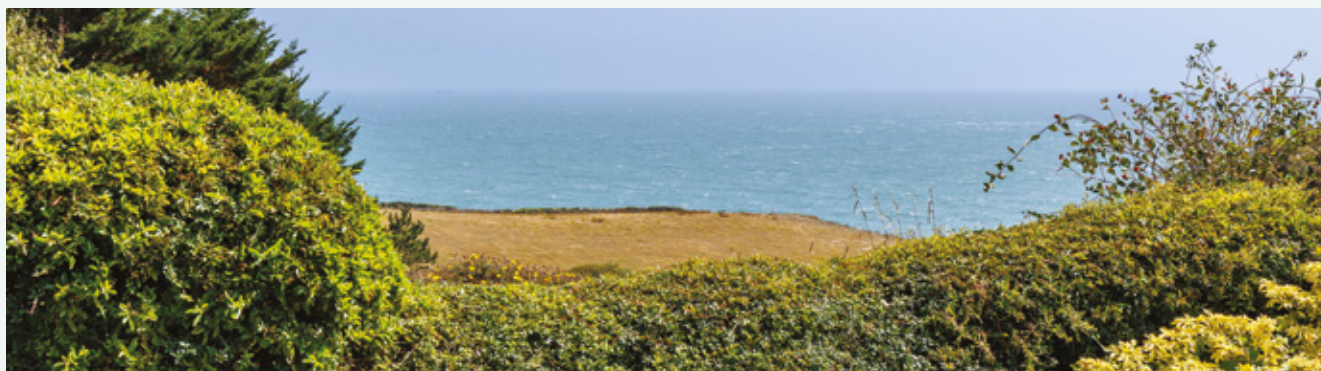
SERVICES Mains water and electricity. Private drainage. Oil fired central heating.

TENURE Freehold

EPC Rating D

POSTCODE PO38 1UZ

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.