

SPENCE WILLARD



2 Castle View, Clatterford Road, Carisbrooke, Isle of Wight

Stunning four-bedroom & three-bathroom Victorian residence, sympathetically restored with many original features, designed for the modern family lifestyle.

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



2 Castle View

Sit on the outskirts of the village centre, and with probably one of the best views of the historical Carisbrooke Castle, much of the property's Victorian character has been preserved with high ceilings and Victorian-style high skirting boards benefiting from a modern twist, making it uniquely individual for a modern family lifestyle.

The property has been sympathetically refurbished and remodelled to an exceptionally high standard with all floorings included (carpets and engineered oak flooring). The developers have spent a considerable amount of time and effort focusing on the detail, taking full advantage of the original building's grand dimensions by offering unusually generous room heights, large picture windows and high skirting boards. All interiors have been designed with the modern family in mind with a highly efficient Worcester boiler with Hive remote heating controls and high specification insulation standards reducing general running costs playing a key factor. The property benefits from two allocated off road parking spaces with power to install an electric charging point. Additional visitor spaces available.

Viewings are highly recommended to appreciate the unique design and generous amount of space this home has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY Spacious Entrance Lobby with high ceilings and wood panelling. Ample room for coat and boot storage.

HALLWAY – Benefitting from high ceilings throughout with engineered oak flooring. Access through to the sitting room and stairs to First Floor accommodation.

LIVING ROOM Spacious family reception room with large picture window overlooking the front courtyard garden. Continuation throughout of high ceilings and skirting boards and engineered oak flooring.

KITCHEN/DINING ROOM Southeast facing Kitchen/Dining Room with large picture window and French patio doors out onto the quarried sandstone patio and garden. Dual aspect with additional side door access. Stunning views overlooking Carisbrooke Castle and surrounding area. Fully fitted kitchen with both floor and wall storage units with laminate worksurface. Built-in appliances consisting of AEG induction hob with extractor above, AEG eye level double oven, built-in dishwasher, fridge and freezer. Soft close drawers and cabinets. 1 ½ stainless steel sink bowl and drainer with flexihose mixer tap.

CLOAKROOM Hard wearing Victorian tile effect flooring, WC and separate wash hand basin.

FIRST FLOOR

LANDING Spacious landing with large walk in storage cupboard. Additional storage cupboard houses the boiler.

BEDROOM 1 Spacious large southeast facing double bedroom with breathtaking views towards Carisbrooke Castle and surrounding rural area. Large picture window and ample space for freestanding storage units.

EN-SUITE SHOWER ROOM Elegant walk in, fully tiled shower, wash hand basin sat on vanity unit below. WC, heated towel rail and hard wearing Victorian tile effect flooring.

BEDROOM 4 Single bedroom with large built-in wardrobe. Views overlooking front courtyard garden.

BATHROOM Good size bathroom with large bath, wash hand basin with vanity unit, WC, heated towel rail and hard wearing Victorian tile effect flooring.

SECOND FLOOR

BEDROOM 2 Large southeast facing double bedroom overlooking the rear garden and patio. Further stunning views of Carisbrooke Castle and grounds. Ample room for freestanding wardrobes

BEDROOM 3 Further large double bedroom overlooking the front ornate courtyard garden. Ample room for freestanding wardrobes

'JACK & JILL' SHOWER ROOM Large walk in, fully tiled shower, wash hand basin, WC and heated towel rail. Hard wearing Victorian tile effect flooring.

OUTSIDE Large quarried sandstone patio with steps leading down onto the garden. Southeast facing good size family garden laid to lawn. Spacious front gravelled courtyard with planted borders and shrubs and ornate railings. Two allocated parking spaces with additional visitor parking. Outside power connection and hose.

POSTCODE PO30 1PA

TENURE Freehold

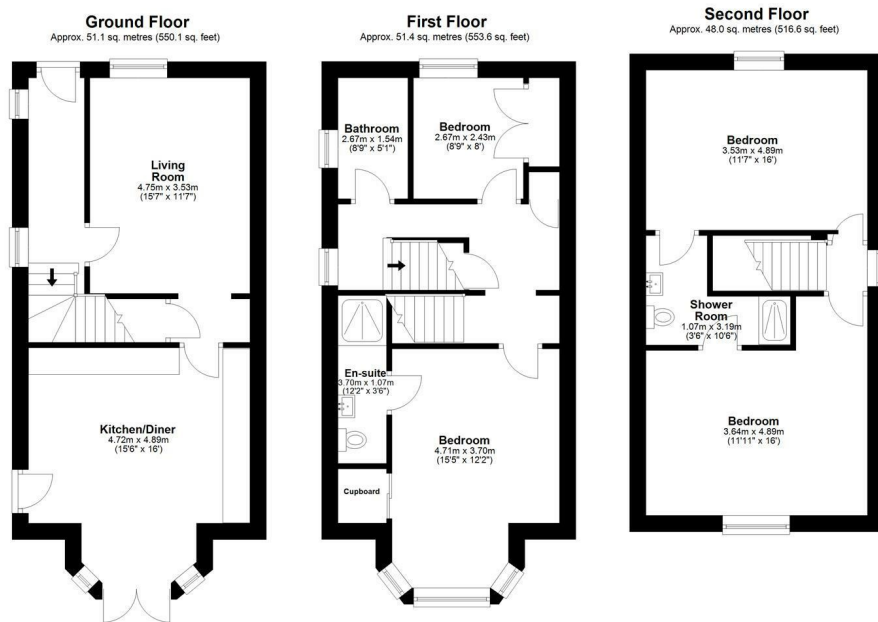
COUNCIL TAX Band TBC

EPC Rating C

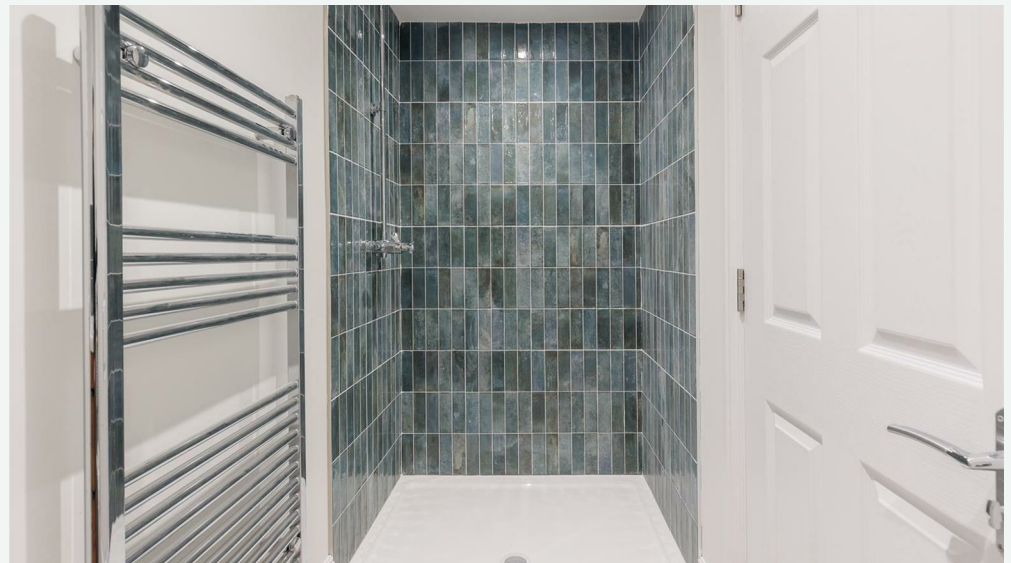
SERVICES Mains water, electricity, gas and drainage. Gas fired central heating.

VIEWINGS Strictly by prior appointment with sole selling agents, Spence Willard.





Total area: approx. 150.5 sq. metres (1620.3 sq. feet)



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