

SPENCE WILLARD



Beresford, Main Road, Arreton, Isle of Wight

# *A spacious modern detached home with a large garden, double garage and superb views of the surrounding countryside*

VIEWING:

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Designed to make the most of the wonderful views, this detached home was built in 2013 and provides a great family home with light accommodation as well as ample parking and a large double garage. A good-sized west facing rear garden backs onto farmland from which panoramic country views can be enjoyed while all year-round sunsets can be appreciated from the first-floor balcony. Large paved terraces and a superb summer house with fireplace provide an excellent entertaining space.

The home has two spacious reception rooms in addition to a kitchen/dining room with access to the rear garden. In addition to a utility room and ample storage, there are four double bedrooms and three bathrooms on the first floor. Photovoltaic panels producing an annual income of around £1,100 per annum along with UPVC framed double glazed windows and good levels of insulation make for an efficient home with an EPC B rating.

Situated on the southern fringe of the village of Arreton, a short distance from the Red Squirrel cycle path, the village has a local shop and two public houses, whilst Harvey Browns, the excellent farm shop/ café is a couple of minutes drive away.

## **ACCOMMODATION**

### **GROUND FLOOR**

Covered **ENTRANCE PORCH** with downlighters.

**ENTRANCE HALL** with staircase to First Floor.

**SITTING ROOM** A good-sized room with a wide bay window to the front elevation.

**LIVING ROOM/DINING ROOM** A further nicely proportioned reception room with downland views.





**KITCHEN/DINING ROOM** A dual aspect room with views over the garden and surrounding countryside fitted with a contemporary kitchen with an extensive range of built-in cupboards that incorporates an island unit and quartz worksurfaces. A range of integral appliances include an induction hob with extractor over, Zanussi double oven, wine cooler, dishwasher and space for an American-style fridge freezer. The dining area incorporates French doors leading out to the terrace and garden.

**UTILITY ROOM** Base cupboards, worksurfaces and space for washing machine and tumble dryer plus further appliances. Part-glazed door to rear garden.

**CLOAKROOM** WC and washbasin. Cupboard housing gas-fired boiler, (installed around 12 months ago) and direct hot water cylinder.

#### FIRST FLOOR

**LANDING** with a pair of French doors opening to a **BALCONY** with outside lighting and speakers, wonderful country views and a staircase leading down to the garden.

**BEDROOM 1** A double bedroom with panoramic country views, built-in cupboards. **SHOWER ROOM EN-SUITE** with shower, washbasin, WC and heated towel rail.

**BEDROOM 4** A double bedroom with country views.

**BEDROOM 3** A double bedroom with an easterly aspect.

**FAMILY BATHROOM** Double ended bath, washbasin, WC and large shower.

**BEDROOM 2** A good sized double bedroom with built-in wardrobe cupboard.

**SHOWER ROOM EN-SUITE** with shower, washbasin, WC and heated towel rail.

#### OUTSIDE

A block-paved driveway to the front of the house provides parking for a number of cars while adjacent is a detached block and brick-built **GARAGE** 5.2m x 5.1m with electric roller shutter door and extensive shelving, power, lighting and sink unit, pedestrian door to side.

The front garden is enclosed by a close board fencing while there is gated access to either side of the house to the rear garden with a good-sized level, lawned garden from which the country views can be enjoyed. There is an extensive paved terrace to the rear of the house ideal for outdoor dining and seating with a timber-framed **GARDEN ROOM** glazed to two sides, one with bi-fold doors and partially open-sided with a fireplace which makes for a great entertaining space.

#### DIRECTIONS

As you head south out of Arreton on the A3056, as you pass the entrance to Haseley Manor on your left, almost opposite on your right-hand side is a shared drive on which you bear left to Beresford.

**SERVICES** Mains water, electricity, gas. Gas-fired central heating. Shared private drainage system. Photovoltaic panels.

**POSTCODE** PO30 3AL

**EPC** Rating B

**TENURE** Freehold

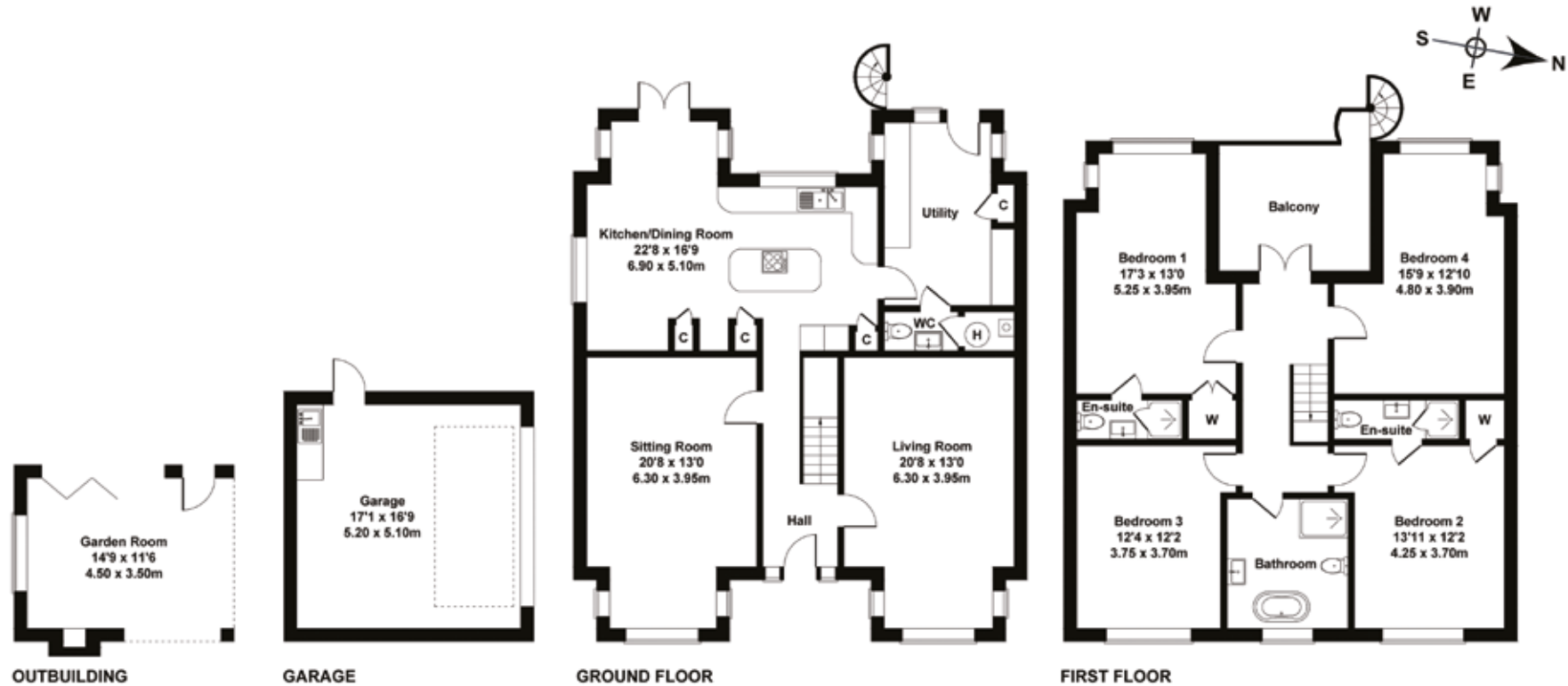
**COUNCIL TAX** Band F

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



# Beresford, Main Road, Arreton, Isle Of Wight, PO30 3AL

Approximate Gross Internal Area  
2594 sq ft - 241 sq m



**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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