

SPENCE WILLARD



Hill Lodge, 31 Leeson Road, Ventnor, Isle of Wight

A fantastic home enjoying superb panoramic views across the English Channel from its elevated position

VIEWING:

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Built in 1991, this impressive, detached home was perfectly designed to maximise the natural light into the property and to enjoy the beautiful panoramic views from its elevated position. The property has been fitted with solar panels, which due to its southerly aspect, has not only provided electricity for the owners, but also allows them a supplementary annual income.

Approached via a long driveway, the home is suitably private from the road and allows extensive parking on both the driveway and large double garage. The extensive gardens have been lovingly nurtured during the owners occupation, with a wealth of mature trees, shrubs and attractive, well-stocked beds, which provide privacy at the front and a delightful backdrop to the home bordering St Boniface Downs.

Located on the fringe of the bustling town of Ventnor, with its array of independent shops, bars, popular eateries and shingle beach and situated above the popular village of Bonchurch, which is steeped in history with many renowned writers such as Dickens and Swinburne frequenting the area attracted by its dramatic coastline, sheltered bays and appealing microclimate.

ACCOMMODATION

ENTRANCE PORCH With steps leading up to the front door fitted with large, glazed windows providing shelter from the south west.

ENTRANCE HALLWAY A beautifully light entrance hall with Porcelain cream coloured tiled floor with stairs leading to the first floor and to main lobby. Fitted with cloaks cupboard and flooded with natural light from its galleried first floor landing and large South facing windows, perfect to enjoy the views.

SEPARATE CLOAKROOM With wash basin and WC.

SITTING ROOM A lovely dual aspect sitting room accessed by glazed double doors from the lobby, enjoying views over the front gardens and to the sea beyond and over the manicured landscaped gardens to the rear.



UTILITY ROOM A spacious utility room with window and door overlooking and accessing the rear garden and fitted with extensive storage within a large double cupboard. Adjacent wall and base units with work surface over with inset stainless-steel sink and drainer and plumbing for washing machine below.

DINING ROOM Another dual aspect room with space for a large dining table and French doors leading to the large rear garden. Opening to:

KITCHEN BREAKFAST ROOM Fitted with extensive storage within its attractive grey wall and base units with work surface over and inset 1½ bowl sink with built in waste disposal. Fitted with eye level Neff double ovens, Neff induction hob, integral Neff fridge freezer and Bosch dishwasher. Base units separate the breakfast area from the main kitchen with a floor to ceiling bay window overlooking the English Channel with a door leading out to the south facing patio.

FIRST FLOOR

GALLERIED LANDING A superb space providing an abundance of natural light, and fitted with attractive bamboo flooring which extends into all of the bedrooms.

BEDROOM 1 A superb double bedroom enjoying wonderful far-reaching views over the sea from its large picture window.

DRESSING ROOM Perfectly separated from the bedroom with wall-to-wall mirrored wardrobes providing extensive storage with a window to the side. Door to:

BATHROOM EN-SUITE A large en-suite with both bath and separate shower cubicle, wash basin and WC.

BEDROOM 2 A wonderful double bedroom overlooking the immaculate rear garden and St Boniface Down beyond. Fitted with a wall-to-wall triple wardrobes. Separate airing cupboard.



BEDROOM 3 A further double bedroom overlooking the sea from its large picture window and fitted with a double wardrobe.

FAMILY BATHROOM Fully tiled with a bath with shower over, WC and wash basin.

OUTSIDE

A long tarmac driveway leads to the property (over which neighbouring properties have a right of access) with ample parking and access to **DOUBLE GARAGE** with electric up and over door and fitted with Zappi electrical vehicle charger. The front garden is mainly laid to lawn with bordering mature shrubs and attractive, well-stocked flower beds.

The rear garden has a sheltered patio area which borders the rear of the house with steps up to the beautifully manicured lawn with various mature shrubs, attractive flower beds and mature trees. There is a **TIMBER SUMMER HOUSE** at the top of the garden bordering the downs.

POSTCODE PO38 1PR

TENURE Freehold

COUNCIL TAX Band F

EPC Rating C

SERVICES Mains gas, electricity, water and drainage. Gas fired heating provided via radiators. Solar panels providing electric.

VIEWINGS Strictly by appointment with sole agents, Spence Willard.



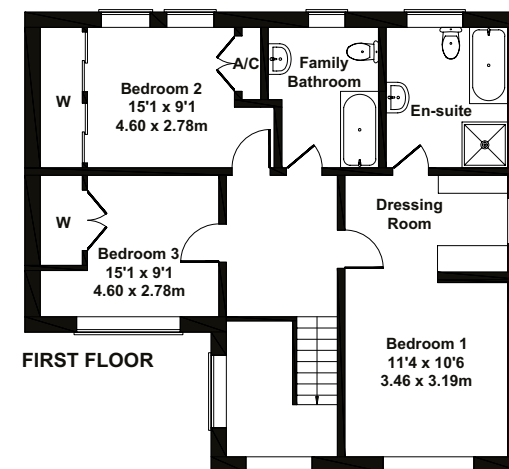
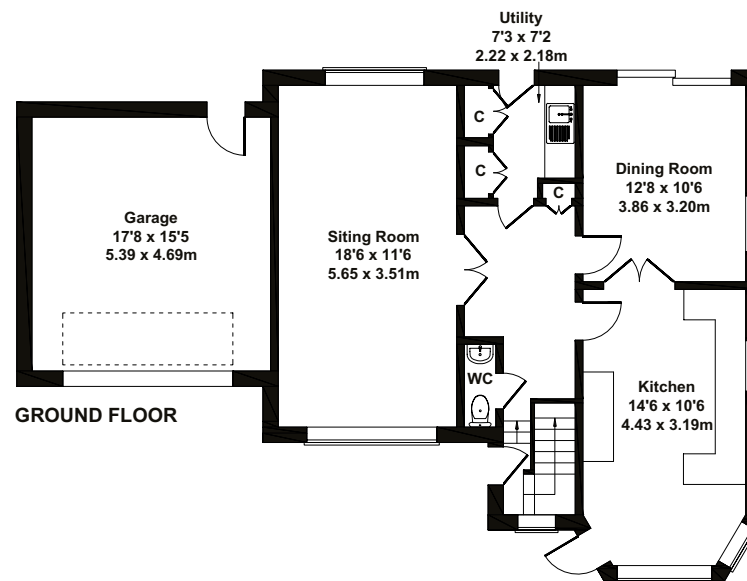
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Approximate Gross Internal Area
1765 sq ft - 164 sq m

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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