

SPENCE WILLARD



Two Firs, Winford Road, Newchurch, Isle of Wight

A delightful four bedroom family home, located in the popular rural village of Newchurch with stunning countryside views.

VIEWING:

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Nestled in the heart of the highly popular village of Newchurch, this impressive four-bedroom home offers well balanced accommodation with generous living space and serene countryside living. Ideal for family life, the property offers spacious reception rooms as well as four double bedrooms with a large, modern family bathroom and with one of the bedrooms boasting a private en-suite. The recently fitted, modern kitchen leads through to a large conservatory, providing a light-filled space with garden views. A unique feature of this home is the integrated passenger lift, providing convenient access to the first floor.

The property enjoys a prime position with its beautifully maintained garden backing onto open fields, offering a tranquil backdrop and stunning countryside views. The gated, block-paved driveway provides extensive off-road parking.

This charming village provides an excellent community feel making it a delightful place to visit or live. For families, there is a highly popular primary school, village pub and the local Garlic Farm with shop and restaurant. Surrounded by a wide range of footpaths and bridleways, which provide stunning walking and cycling opportunities through the picturesque countryside. Whether you are an avid walker, a cyclist, or someone who simply enjoys being in nature, you will find plenty to explore and enjoy. The main towns of Shanklin, Newport and Ryde, with their wider array of amenities, are just a short drive away. Additionally, the coast for enjoying the beaches and access to mainland ferry connections are all within a 20-minute drive.

ACCOMMODATION

GROUND FLOOR

COVERED ENTRANCE PORCH Through to the hallway.

HALLWAY Wide spacious hallway accessing all principal reception rooms and stairs to First Floor. Views of the front garden and driveway. Large understairs storage area and separate hallway cupboard. Built-in **LIFT** to First Floor.

KITCHEN A magnificent spacious dual aspect reception room with views over the rear garden and local downs. Modern style kitchen with a range of matching floor and wall mounted storage units with granite worksurface above. One and a half sink and drainer, five ring professional Rangemaster gas cooker with double oven, overhead extractor fan, integrated AEG dishwasher, large fridge and separate freezer, space and plumbing for washing machine. Through to:

CONSERVATORY Wood and glass structure with light and power. Stunning views out over the east facing garden and rolling downs beyond. Access out onto the garden.

SITTING ROOM Impressive bright and airy dual aspect reception room with large sliding glass doors out onto the rear garden and patio with additional views overlooking the front garden and driveway. Ornamental gas fed fireplace.

DINING/BEDROOM FOUR Spacious downstairs room with space for wardrobes. West facing.

BATHROOM Large spacious modern bathroom, fully tiled throughout with large walk in glass panelled shower. Separate corner bath with integrated spa jets. Wash hand basin set on a large vanity unit with storage beneath, two heated towel rails, large, illuminated wall mounted mirror, separate storage unit and WC. Views out towards rear garden.

FIRST FLOOR

BEDROOM ONE Large triple aspect double bedroom with fitted wardrobes. Access out onto flat roof with stunning views out over the garden and local countryside.

DRESSING ROOM/ STUDY Good size room with plentiful space for two to three wardrobes and dressing table.

EN-SUITE SHOWER ROOM Fully tiled shower room with walk in shower with panelled glass screen. Wash hand basin mounted mirrored wall cabinet and WC.

BEDROOM TWO Double bedroom with full length fitted mirrored wardrobes.



BEDROOM THREE Double bedroom with views out over the rear garden.

OUTSIDE Sweeping gated bloc paved driveway with space for numerous cars. Small front lawn and boarded by a mixture of mature shrubs and bushes. **SINGLE GARAGE** with **WORKSHOP** at the rear and benefits from side gated access. The rear garden is predominantly laid to lawn with a mixture of native trees and mature hedging, backing onto open grassland and fields. A large variety of fruit trees including, apples, pears, plums, cherry, lemons and a mature grapevine. Raised vegetable and fruit beds. Large patio area. Additional 30ft x 12ft **WORKSHOP** separated into three rooms with light and power. Two glass panelled **GREENHOUSES**, garden **SHED**.



POSTCODE PO36 0LZ

COUNCIL TAX Band D

TENURE Freehold

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

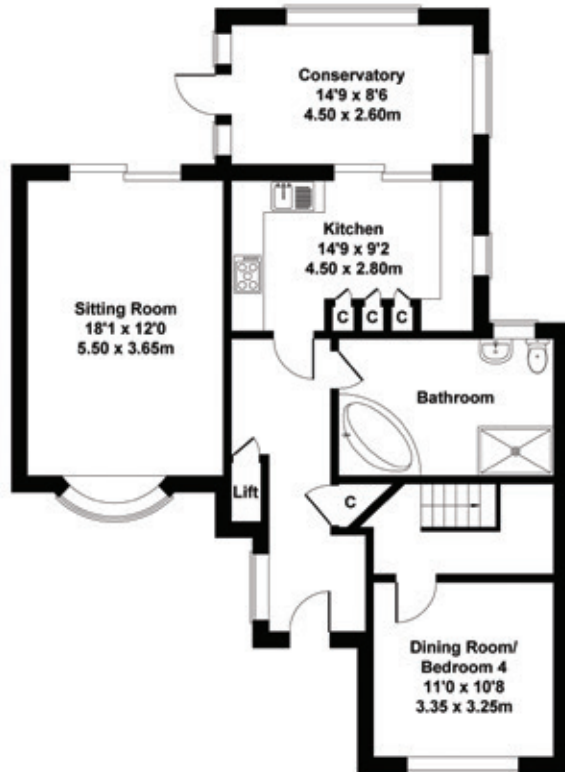
EPC Rating C

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

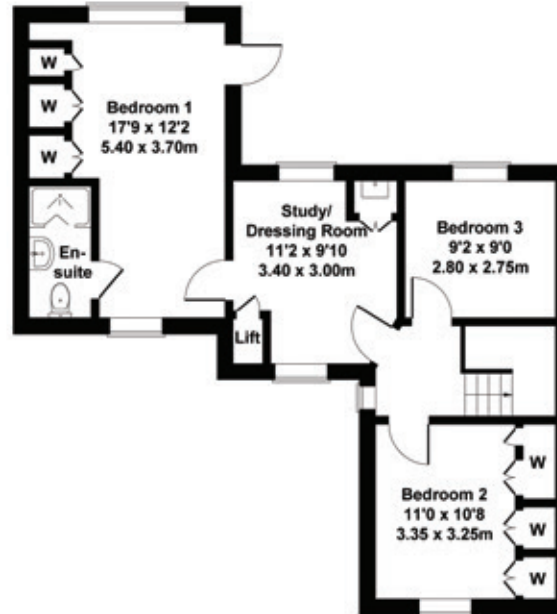


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Approximate Gross Internal Area
1539 sq ft - 143 sq m



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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