



24 Forest Way, Winford
£420,000

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The current owners really have worked wonders on this substantial detached house which has now become a stylish, appealing family home. With UPVC double glazing, gas central heating and attractive oak doors; the property offers light and spacious living spaces suitable for a multitude of needs. A stunning entrance area has a fabulous range of fitted storage and opens to a beautiful double-height hallway with an imposing central turning staircase featuring twisted oak spindles. The large, comfortable lounge is set off here which leads into a well proportioned dining room extension. The kitchen is fitted with a range of cream units and, like the other main living areas, offers a lovely view into the garden. Also on this floor is a useful shower room and long utility room which has been sectioned off the back of the original double garage. On the first floor are four pretty double bedrooms which are positioned around a galleried landing and serviced by a luxurious family bathroom.

The home has plenty of parking to the front with side access to the rear garden. This attractive, level area enjoys the afternoon sun and has a useful garden building as well as pretty pergola. VIEWING HIGHLY RECOMMENDED! Freehold. Council tax band D. EPC D-66.

Smart navy blue UPVC door to...

Entrance:

A stunning introduction to the home with chic grey walls; skylight; opaque front window and a superb range of fitted storage units. These include pull-out shoe storage for all the family and an attractive oak block topped bench which lifts to provide an additional cubby. Smart Expona Bevel Line oak effect flooring which runs throughout much of the ground floor. The entrance area widens to become a stunning, double height vaulted ceiling inner hall. The centrally positioned, turning staircase has beautiful twisted oak spindles and useful storage cupboards. Oak doors open to all rooms.

Shower Room:

6'4" max x 5'2" max (1.94m max x 1.6m max)

A useful second facility with tiled shower enclosure featuring a deluge shower; oval wash hand basin set on an oak corner vanity unit and WC. Opaque side window and chrome heated towel rail.

Kitchen:

10'2" max x 9'6" max (3.12m max x 2.9m max)

Fitted with a range of cream units with walnut block effect worksurface over and stone tiled splashbacks. Ceramic sink unit; fitted range with gas hob and electric ovens and wide stainless steel extractor canopy over. Windows to the side and rear give an attractive view into the garden. The room is arranged in an L-shape with a recess providing space for a dishwasher and fridge freezer. Opaque window and door side. Concealed gas fired boiler.

Lounge:

19'7" max x 16'8" max (5.98m max x 5.1m max)

A very spacious, comfortable family sitting room in an L-shape with a handsome freestanding woodburning stove set on a slate hearth as the focal point. A rear-facing window and patio doors frame a lovely view into the garden. Door to...

Separate Dining Room:

19'3" x 8'5" (5.88m x 2.59m)

A long dining area with plenty of space for a family table and windows to the front and rear. Door to...





Utility Room:

14'2" max x 4'11" max (4.33m max x 1.51m max)

A very useful extra area sectioned off from the rear of the garage with cream units, walnut effect worktops and stainless steel sink unit. Spaces for appliances and personnel door to...

Original Double Garage:

14'6" x 10'2" (4.43m x 3.1m)

With electronic up and over door, power and light. The large area currently provides a great storage and workshop space, but could potentially revert back to its original use with the removal of the partition wall separating the utility room.

Galleried Landing:

With pull down ladder access to the loft; tall front facing window and built-in linen cupboard. Oak doors to...

Bedroom One:

15'1" max x 10'1" (4.6m max x 3.08m)

A beautifully proportioned main bedroom decorated in a gorgeous teal shade. The room has a great range of wall-to-wall wardrobes and a window to the rear looks over the garden.

Bedroom Two:

13'6" max x 8'7" max (4.12m max x 2.63m max)

With fitted double wardrobe and window to the front. The L-shaped design of the room creates a useful under eaves study area with access to storage.

Bedroom Three:

12'1" x 10'2" (3.69m x 3.1m)

An attractive third double bedroom with window looking over the garden.

Bedroom Four:

9'10" x 9'7" (3m x 2.94m)

A pretty fourth double bedroom with high-level front window.

Family Bathroom:

7'4" max x 6'8" max (2.25m max x 2.04m max)

A luxuriously fitted room with grey ceramic tiled floor and

walls. The white suite comprises a stand alone slipper bath; wash hand basin set on a white vanity unit and WC. Opaque side window.

Front Gardens & Parking:

To the front of the home, a driveway provides parking for several vehicles as well as giving access to the original double garage. There is an outside light and side access leads through a handy and secure bicycle storage area to one side. On the other side is a wood store and covered kayak storage.

Rear Garden:

This attractive area enjoys the afternoon sun and has been carefully landscaped. There are lovely stone terraces and paths surrounding a central level lawn and fencing and well maintained mature hedging screens the area. A pretty gazebo sits to one corner with oak frame and cedar tiled roof - a lovely place to sit and look over the sweet fishpond. On the other side of the garden is private, tucked away area currently used for hot tub.

Garden Building:

13'7" x 5'9" (4.15m x 1.77m)

With power and light creating a perfect home office or hobby area (or a great bar as per the current use!). There is a sectioned off storage area separately accessed to the rear.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

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