



1 Flat House Atherfield Road, Atherfield
£380,000



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This idyllically positioned semi detached cottage is set in a wonderful rural position with far-reaching views all around. Warmed by oil central heating and with double glazed windows, the accommodation is full of charm and character. A useful entrance porch leads into the cosy sitting room with a pretty multi fuel stove set in a brick fireplace as the focal point and with stairs leading off. The well proportioned kitchen/dining room makes a sociable family gathering space with plenty of space for a dining table. This area leads through a handy rear cloaks lobby to a large utility room with WC. To the rear of the kitchen, a sunny part solid construction conservatory creates a great link with the garden and offers a super view over the surrounding fields. On the first floor, the accommodation has been extended over the garage to create spacious three bedrooms with the master bedroom spanning the full depth of the house. All rooms offer stunning views over farmland. The bedrooms are serviced by a tidy bathroom with shower over the bath. A driveway provides parking to the front and gives access to the integral garage which has power, light and a personnel door to the conservatory. A beautifully long and clearly well loved garden lies to the rear which borders farmland. CHAIN FREE!

Wooden multi paned entrance door into:

Entrance Porch:

With windows to front and side, a useful area for coats with further UPVC double glazed entrance door into:

Sitting Room:

14'0" max x 11'5" max (4.28 max x 3.50 max)

A cosy room with UPVC double glazed front window and exposed brick chimney breast housing the handsome multi-fuel stove. Stairs off to first floor and door to:

Kitchen/Dining Room:

11'6" max x 11'0" max (3.51 max x 3.36 max)

In sunny yellow colours with tiled floor. Fitted with a range of units with white worktops;

stainless steel sink units and spaces for slimline dishwasher; cooker and fridge. Door to conservatory and opening to:

Rear Lobby:

A great extra storage area for coats and boots with further door to:

Utility Room:

6'11" max x 6'9" max (2.12 max x 2.06 max)

A good sized and very useful utility room with sink unit; WC and space and plumbing for a washing machine. Window to rear.

Conservatory:

9'3" x 8'4" (2.82 x 2.56)

Accessed from the kitchen via a multi paned door, this lovely extra sitting room has large





sliding doors framing the view and leading to the super rear garden. Personnel door to integral garage.

Turning staircase to:

First Floor Landing:

With access to loft; built in cupboard housing the hot water cylinder and two further storage cupboards. Doors to:

Bedroom One:

16'7" x 10'10" (5.07 x 3.31)

A large and light double bedroom which sits above the garage. Windows to front and rear offer glorious countryside and Downs views.

Bedroom Two:

11'6" x 10'9" max (3.53 x 3.29 max)

Another pretty double bedroom with attractive feature fireplace and UPVC double glazed front window framing the super countryside views.

Bedroom Three:

10'10" x 6'3" (3.31 x 1.91)

With steps down into the room, this is an ideal single bedroom or study with UPVC double glazed rear window offering super views of the Downs over the rear garden.

Bathroom:

7'6" max x 5'5" max (2.30 max x 1.67 max)

Fitted with WC; wash hand basin and bath with electric shower over. UPVC double glazed rear window looking to the Downs.



Front Garden and Parking:

A hardstanding and side gravelled area provides parking for the home and leads to the:

Integral Garage:

16'5" x 10'3" (5.01 x 3.13)

With up and over door to the front; side window; power and light. Door to the rear garden and personnel door to the conservatory.

Rear Garden:

A beautifully long, sunny rear garden with a patio area to the top. The garden is laid to lawn with attractive shrubs to border and a centrally placed mature apple tree towards the bottom of the garden.

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
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