

Spring Cottage Summers Lane, Totland Bay

£530,000

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Estate Agents

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You really need to view this one to fully appreciate it! Very much a cottage, albeit sympathetically extended to give comfortable and generous living spaces. It is adorably quirky and holds surprises. The current layout totally suits the owners (who fell for it the minute they viewed it), and are now only leaving with regret because of family ties. It's far from run of the mill – which is a large part of its charm. However, there is ample room for redesigning the layout, for anyone who wishes to do this.
Its current owners adore the location – quiet, with a rural feel and wonderful walks on the doorstep both coastal and country. In one direction is Tennyson Down – passing the brilliant Highdown Inn to Freshwater Bay. Walking in the other direction, you can take a stunning circular walk down to Totland Bay and along to Colwell – close to The Waterfront Restaurant, and passing Totland Pier and The Hut. The house is within five minutes' walk of a bus stop and Freshwater village, and just a few minutes further to other local amenities such as library and excellent sports and health centres. Everything you could wish for – close to your front door!
Freehold. Council Tax Band E. EPC D-62.





Handsome dark red wood grained UPVC door to...

Hallway:
A light and welcoming introduction to the house with stairs to the first floor and built-in understairs storage. White panelled doors to...

Lounge:
20'2" max x 10'10" (6.15m max x 3.32m)
A well proportioned and comfortable sitting room which spans the entire depth of the house. The room has a triple aspect with a deep bay window to the front; window to the rear looking into the garden and further window to the conservatory. The focal point of the room is an attractive feature fireplace with coal and flame effect electric fire inset and pretty Iris patterned tiling. A door leads through to the...

Conservatory:
16'10" x 11'6" (5.14m x 3.52m)
A fabulous, large addition to the home of a dwarf wall and UPVC design. There is a beautiful oak floor and the room creates a great link with the garden with double doors leading out. A pretty stained glass arched panel looks to the front set in a natural brick wall.

Study/Bedroom 4:
12'2" max x 10'10" (3.73m max x 3.32m)
A very handy extra reception room suitable







for a multitude of uses. Wide, front-facing bay window and polished floorboards.

Kitchen:

23'5" max x 6'7" max (7.16m max x 2.03m max)

A pretty, cottage style galley kitchen arranged over two levels and decorated in a sunny yellow. Fitted range of oak doored units with dark granite effect worksurface over which incorporates a stainless steel sink. A gas hob and electric oven range is set in a pretty brick chimney breast. Built-in cupboard housing the gas fired boiler and with space for a washing machine. The room offers a lovely outlook over the gardens to the rear and side as well as having a door leading out. The area leads open plan through a wide square archway to the...

Dining Room:

11'6" x 10'0" (3.51m x 3.07m)

A lovely family gathering area creating a real heart to the home. There is plenty of space for a dining table as well as a sofa. The room again enjoys a sunny double aspect with a window to the front and french doors leading into the side garden.

Cloakroom:

5'11" x 2'11" (1.82m x 0.9m)

A half tiled room with high cistern WC and corner wash hand basin. Opaque rear window.

Turning staircase to...

First Floor Landing:

A bright, L-shaped area with pull-down ladder access to the loft; built-in linen cupboard and white panelled doors to...

Bedroom 1:

17'7" x 9'7" (5.37m x 2.94m)

A gorgeous, double aspect room with windows to the front and rear filling the room with light and with the rear window offering an elevated view towards the Solent in the distance. Pretty period fireplace set in an art deco style wallpapered wall with built-in glazed door wardrobes to each chimney recess.

Bedroom 2:

14'5" x 11'6" (4.41m x 3.52m)

A very well proportioned guest bedroom with front-facing window; alcove ideal for a dressing table and door to...

En-Suite Shower Room:

6'9" max x 5'4" max (2.08m max x 1.63m max)

Half tiled with shower enclosure, pedestal wash hand basin and WC. Opaque window to the rear.

Bedroom 3:

11'1" max x 8'1" (3.39m max x 2.47m)

A spacious single bedroom (or small double) with polished floorboards; built-in wardrobe and window to the front.

Dressing Room:

5'11" max x 5'10" max (1.82m max x 1.79m max)

Fitted mirror fronted cupboards and a rear window offering a distant Solent glimpse.

Bathroom:

10'11" max x 5'8" max (3.33m max x 1.73m max)

A very pretty and large family bathroom styled in a Victorian design. Claw and ball foot slipper bath, pedestal wash hand basin and high level cistern WC. The room is presented in a lovely sage green with white diamond tiling to half height. Oak flooring and opaque rear window.

Parking:

A 5-bar gate opens to the driveway which leads down to the parking and turning area.

Brick Built Garage:

15'0" x 14'9" (4.58m x 4.5m)

A smart, cavity brick, pitched roof building with electronic up and over door; power and light. The building has been split to create a room separately accessed at the side:

Home Office:

14'9" x 14'5" (4.51m x 4.4m)

A fabulous extra area with window to the rear, power and light.

Timber Building:

17'8" x 12'6" (5.4m x 3.83m)

This former garage has double doors and provides good storage. A door at the rear of the space opens to the...

Store:

16'7" x 7'10" (5.06m x 2.4m)

A basic timber build.

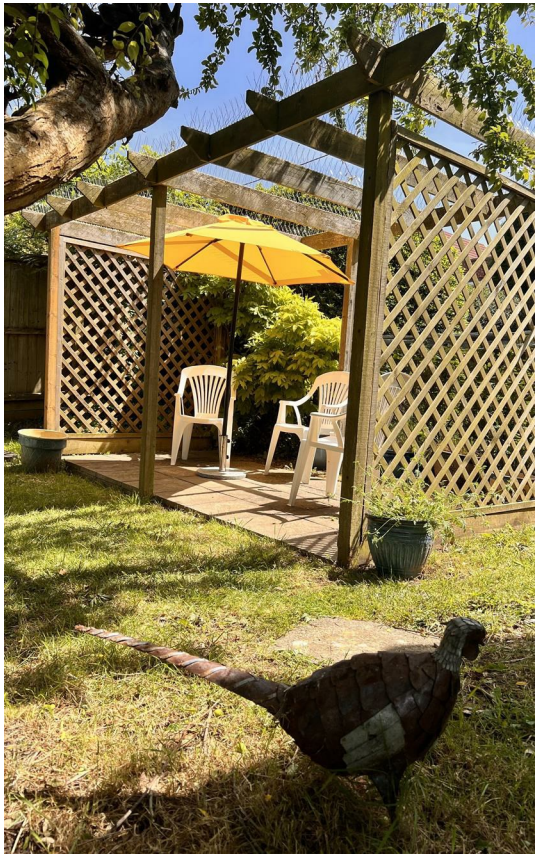
Gardens:

The property sits centrally in its plot so has gardens surrounding. The front garden has a mature hedge giving lots of privacy for the house. The area is laid to lawn with mature trees including a magnolia and cherry plum (a lovely productive fruit tree to add to the equally prolific greengage!). The side garden has a fruit cage; covered pergola with paved terrace; greenhouse and store. The rear garden has been landscaped with chunky sleeper edged gravel paths, a sloping lawn and mature shrub hedging.

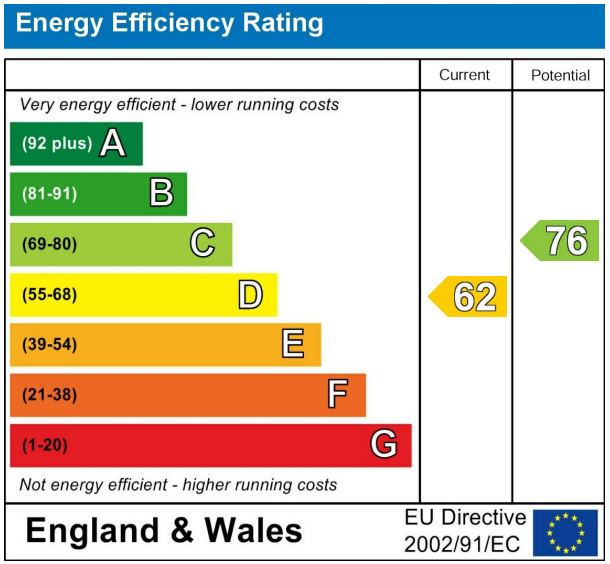
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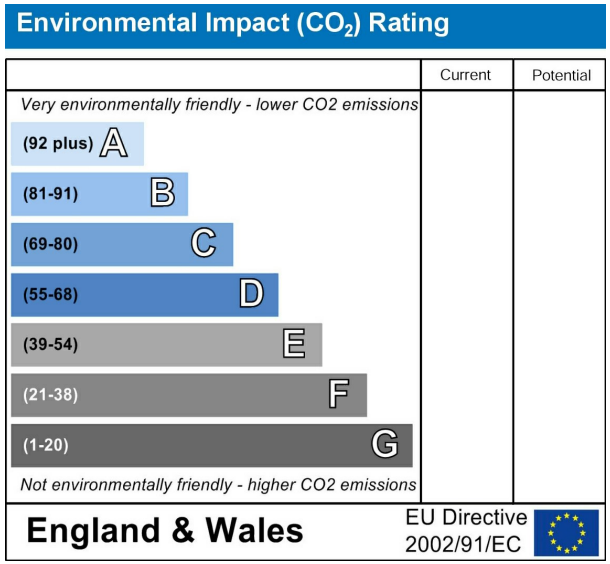
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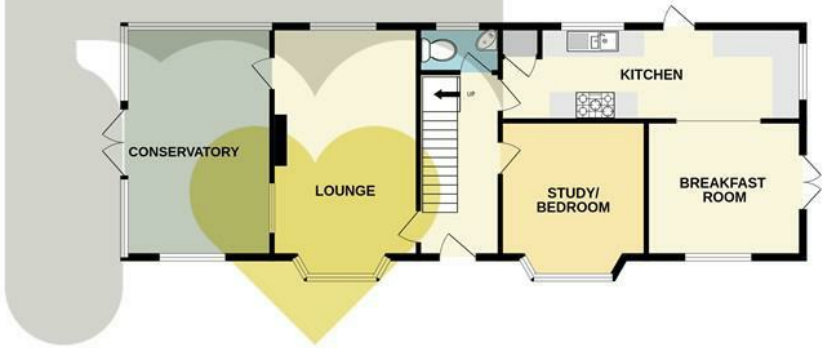


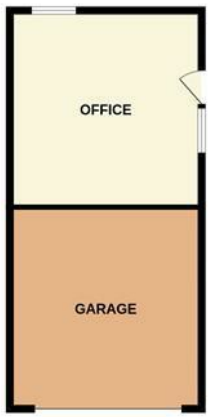
Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.





GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.

TOTAL FLOOR AREA : 1987 sq.ft. (184.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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my notes

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Arrange a viewing

Love this property and want to see more?
Call us on 01983 280555
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Pop in for a chat

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