20 INGLEWOOD PARK

St Lawrence, Ventnor, Isle of Wight, PO38 1UX

BCM Wilson Hill

20 INGLEWOOD PARK

St Lawrence, Ventnor, Isle of Wight, PO38 1UX

A beautifully presented and extensively renovated detached family home with a separate annexe, offering stunning sea views and landscaped gardens, in all extending to approximately 0.29 acres.

20 Inglewood Park

Ground Floor: Living Room/Dining Room | Kitchen | Conservatory | Office/Bedroom 4
Shower Room | Pantry | Utility Room | Throughway to Rear Garden
First Floor: Master Bedroom with En-suite & Balcony | Bedroom Two with En-suite
Bedroom Three | Family Bathroom

Annexe

Separate garden annexe of approximately 23.5 sqm | Living Area
Kitchenette | Shower Room

Gardens & Grounds

Landscaped front and rear gardens | Two-tiered decked terrace with sea views
Off-road parking

In all about 0.29 acres

SITUATION

20 Inglewood Park is situated in the highly sought-after coastal area of St Lawrence, Ventnor. The property enjoys wonderful views over the English Channel from multiple rooms, the rear decking, and the master bedroom balcony. St Lawrence is a quiet and picturesque location with easy access to Ventnor's town centre, known for its excellent dining, boutique shops, and beaches.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

THE PROPERTY

Ground Floor

Entrance Hallway
Entering from the front garden, you are greeted by a bright entrance hallway with doors a number of storage cupboards, and doors to the lounge, dining room, kitchen, bedroom four and the downstairs shower room.

Living/Dining Room
A large open L-shape room. The living area consisting of floor to ceiling windows to the front, a gas fireplace with marble surround and doors at the rear to the conservatory.

The Dining area sits around the corner from the living, with ample room for a large dining table. There are double doors from the entrance hallway to the dining area providing a light entertaining space.

Kitchen
A delightful dual aspect kitchen, with a modern finish, soft close units, and integrated Bosch and AEG appliances. The tiled kitchen floor has underfloor heating.

Conservatory
The wrap around conservatory has doors from the living room, and is a great extension to the property, providing a working space with a beautiful view over the rear garden.

Office/Bedroom 4
A single aspect double bedroom, currently used as a home office. With large windows providing ample light and views over the front garden.

Shower Room
A single aspect shower room and W/C, containing a corner shower and heated towel rail.

Utility Room
Entered via the throughway, from either the kitchen or rear garden, the utility room contains fixed storage, a basin and appliances.

Pantry
The pantry is found in the converted garage, providing a large storage space, with fixed furniture, appliances, and a separate storage cupboard.

First Floor

Master Bedroom with En-suite & Balcony
A large master bedroom, with built in wardrobes, a walk-in wardrobe, and doors to the balcony and en-suite. The balcony provides a nice outside space with sea views, and views to the rear.

Master Bedroom En-suite
A well-appointed shower room, with walk in shower, a large, heated towel rail, views over the rear garden, and a remote-controlled shower that can be controlled from your bedside.

Bedroom Two with En-suite
A single aspect double bedroom, with walk in wardrobe, and en-suite shower room.

Bedroom Two En-suite
A shower room, with corner shower, a large vanity unit and basin, and views over the rear garden.

Bedroom Three
A single aspect bedroom with seating area and sea views. This room could cater for a double bed, has a walk-in wardrobe, and a porthole window which allows views from the top of the stairs out to the sea.

Family Bathroom
The family bathroom is beautifully finished, with a fixed bath and shower, built in storage, and views over the rear garden.

Attic
The property has a large attic, fully boarded and insulated with electricity and lighting.

SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

GARDEN ANNEXE

A versatile self-contained building, with the possibility to provide an income source. The annexe has a living area with a kitchenette, and shower room. The annexe can be accessed by the throughway without having to enter the main property, making a perfect holiday letting opportunity.

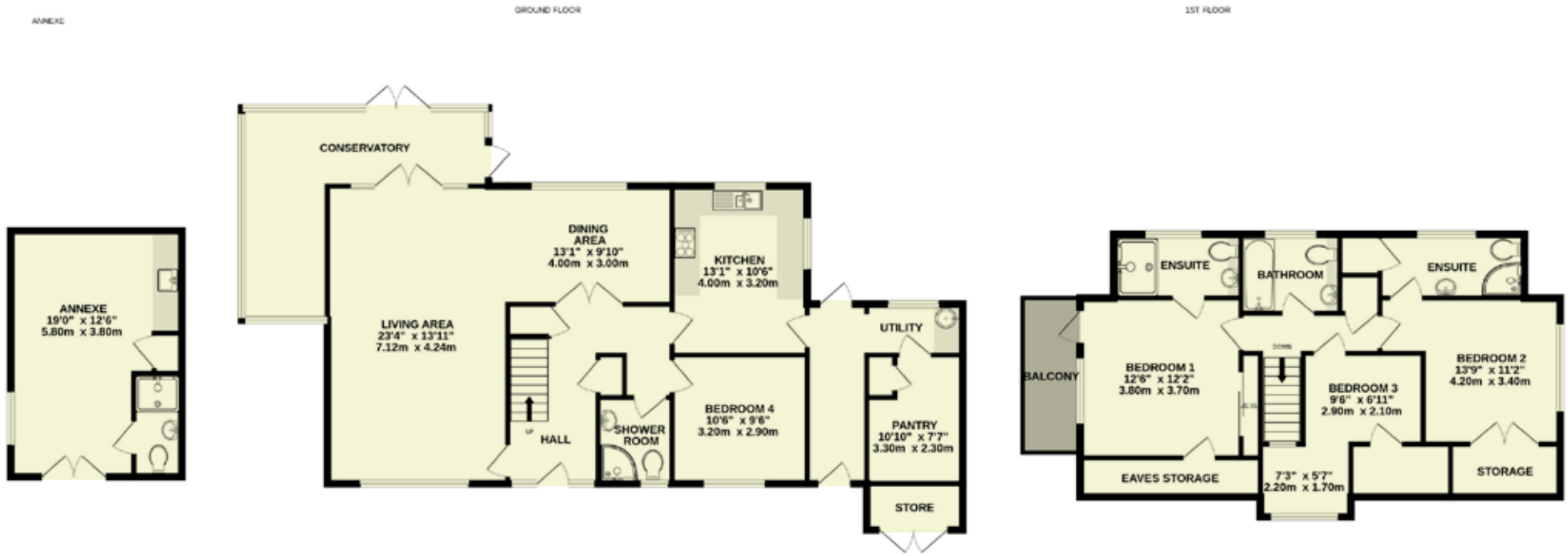
GARDENS AND GROUNDS

The house is complemented by extremely well landscaped front and rear gardens.

The rear garden is largely set over one level, laid to lawn, with a raised decking area towards the house, a vegetable plot, and a unique range of flora and fauna. The hard standing has capacity for seating areas and BBQ providing fantastic space for entertaining. There are several outbuildings for multiple use which all have electricity.

There is also a raised decking terrace at the rear garden that gives you amazing sea views looking over the house.

Approximate Gross Internal Floor Area
Total Area: 205.8 sq.m or 2,215 sq.ft
Not To Scale



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale
The property is offered for sale by private treaty, as a whole.

Tenure
Freehold.

Rights of Way
There are no public or private Rights of Way over the property.

Services
House
Mains electricity & water.

Gas-fired central heating via a combi boiler.

Private drainage system (cesspit in rear garden). February report available from agents.

Annexe
Mains electricity & water.

Private drainage system (cesspit in rear garden).

Outbuildings
Mains electricity.

Broadband
Download speeds up to 50Mbps.
Upload speeds up to 20Mbps.

Planning
The property is within the Isle of Wight National Landscape. Buyers are advised to check with local authorities for planning permissions. The property is not based within a Conservation Area.

Wayleaves, Easements & Rights Of Way
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

EPC Rating
C

Council Tax Band
F

Local Authority
Isle of Wight Council.

Postcode
PO38 1UX

Plans, Areas & Schedules
Plans are based on the Ordnance Survey and are for reference only. Buyers should satisfy themselves regarding the property description.

Access
The property is accessed via Inglewood Park, with private off-road parking.

Viewings
Strictly by appointment with BCM Wilson Hill only.

Fixtures & Fittings
BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Selling Agent
Daniel Ward
BCM Wilson Hill,
Isle of Wight Office
t: 01983 828805
e: iow@bcmwilsonhill.co.uk

Isle of Wight
01983 828 800
iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

BCM Wilson Hill