

Little Grove Lower Road, Adgestone, Brading, Isle of Wight, PO36

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McCarthy & BOOKER

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Guide Price

Welcome to this charming property located in the idyllic rural setting of Adgestone. This semi-detached cottage offers a perfect blend of countryside tranquillity and modern living.
Two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts five well-appointed bedrooms, along with two bath/shower rooms, providing ample space for a growing family or accommodating guests. The parking area for three vehicles is a convenient feature, offering hassle-free parking for you and your visitors. An extremely large garden also has multiple garden stores and a small holding/vegetable patch.
With its picturesque views and serene atmosphere this property presents a wonderful opportunity to embrace a slower pace of life while still enjoying the comforts of a well-maintained home.

A 4/5 bedroom semi detached cottage

'Little Grove' is set in an idyllic peaceful rural position overlooking miles of fields and woodlands, this beautifully extended home is flexible with its accommodation. Four/five bedrooms with two/three receptions rooms, family bathroom and an ensuite shower room, modern kitchen and substantial garden which gives an opportunity to be self sufficient with its large vegetable patch. This home is offered for sale CHAIN FREE.

Interior

A very well maintained home with so much character and charm. Bright and spacious throughout with many original features, including cottage style internal doors, high ceilings and views across neighbouring countryside from all the large windows, this sympathetically extended property has many modern comforts included.

Ground Floor:
Through the entrance door into the entrance hallway, pretty 'cottage' style doors add a cosy feel to this inviting home. There are currently three reception rooms, the first is used as a study, but could easily be a fifth double bedroom, this sunny room has double patio doors that open out to gaze at the countryside vista. There are two further reception rooms, one a gorgeous sitting room with log burner and beamed ceiling, the other an elegant dining room with built in cupboards. A convenient cloakroom can be found in the hallway.
Following on from the dining room is the kitchen with a super range of cream base and wall units, black marble work surface and a large range cooker with extractor hood. Further integral appliances include a dishwasher and fridge freezer. A lovely feature of this room is the cladded chimney breast. The utility room leads off the back of the kitchen which has space and plumbing for a washing machine as well as an additional sink, a very practical and useful room.

First Floor:
On this floor you will find four beautifully appointed double bedrooms, -two which have original fireplaces and a modern family size bathroom which is stylishly decorated and includes a bath with overhead shower.
The large principal double bedroom has a newly fitted chic en-suite shower room.











Exterior

There is parking for 3 vehicles at the front of the property. Surrounded by a low wooden picket fence, an expanse of garden is across the width and a stone path leads to the picturesque entrance door with roses around it. The current owners have made several seating areas around the gardens so they are never out of the sunshine and never lose the opportunity to enjoy the views.
The side and rear gardens are very well maintained and all around the lawn are mature plants and trees, a large paved patio, a pond, two garden stores and a greenhouse. Further towards the rear of this tranquil outside space is a gated vegetable patch and small holding with chickens. This garden has everything you could desire with its space and versitility, views and the calmness it brings.

Adgestone/Brading

Adgestone is a small rural hamlet, located close to Brading on the east of the Island. Home to the oldest continuously operating vineyard in the UK, Adgestone Vineyard, which is famous for its 'something blue'. A unique light sparkling cuvee made fully from English grapes grown at the vineyard. Brading is full of history, this town was once a major port before the area was fully reclaimed in the late 19th century and on the outskirts sits The Brading Roman Villa, offering good insight into some of the many relics that have been found from the Roman period in the area. Close to Brading Marshes which is a great area for bird watching and seeing eagles.
Brading Downs provide some spectacular views across the Isle of Wight looking across Culver Down and Sandown Bay, perfect for walking and exploring. It has excellent public transport with buses into Newport and the railway linking it to Ryde.

Further Information

Tenure: Freehold
EPC: E
Council tax band: E
Double glazed throughout
8 solar panels and Mitsubishi ASHP (air source heat pump) installed September 2024
Drainage via cesspit





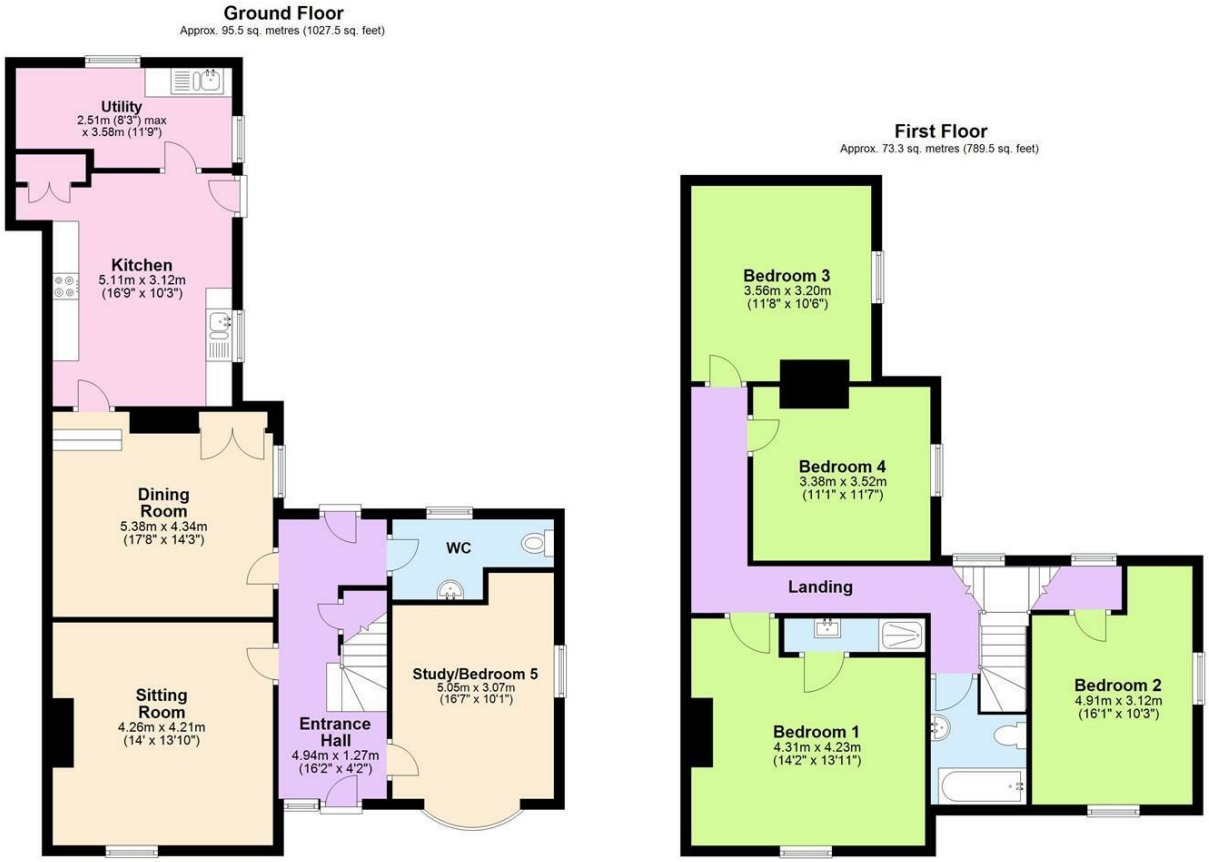
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 168.8 sq. metres (1817.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
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