

# Orchard Cottage

Town Lane, Chale Green, Isle of Wight PO38 2JS



Nestled amongst rural surroundings within the idyllic village of Chale Green, this stunning detached home offers superb contemporary finishes and benefits from mature landscaped gardens, ample driveway parking and a double garage.

- Spacious, detached four-bedroom family home
- Modern, flowing floorplan with open-plan living
- Wraparound gardens of just under a quarter of an acre
- Elevated position makes the most of the surroundings
- Surrounded by coastal and downland walks
- Beautifully updated and immaculately presented
- Three luxurious bathrooms and a ground-floor cloakroom
- Driveway parking and a large double garage
- Idyllic rural location on the south coast
- Offered for sale CHAIN FREE and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in the 1970s and completely transformed by the current owners of 18 years, Orchard Cottage is a glorious, spacious family home, with beautiful interior finishes and a flowing layout perfectly suited to modern living. Set in an elevated position in just under a quarter of an acre of landscaped grounds, which provide an enviable array of areas and outside seating/dining spaces, the cottage makes the most of its location with fabulous rural scenery on all sides. The property benefits from regularly serviced oil-fired central heating, a woodburning stove, double-glazed windows and doors and solar panels, plus there is a car-charging point. The exceptionally well-presented accommodation comprises an entrance hall, a spacious L-shaped living room which flows into a dining room, a beautiful kitchen/breakfast room, plus a lobby, cloaks cupboard and a WC on the ground floor, with a double-height stairwell and a landing, four bedrooms, two of which benefit from luxurious ensuite shower rooms, and a family bathroom on the first floor.

Nestled in the heart of the Isle of Wight's picturesque countryside, Orchard Cottage offers an enchanting semi-rural lifestyle, ideal for those looking to explore some of the Island's most stunning landscapes and unspoiled coastlines. Located in the quaint hamlet of Chale Green, just a mile from the charming village of Chale, this property is perfectly positioned to enjoy the area's natural beauty. Chale itself is a delightful rural village on the south coast, home to the award-winning Wight Mouse Inn, where you can savour breathtaking coastal and countryside views from the gardens. Additionally, Orchard Cottage is just a 10-minute drive from the vibrant village of Niton, which offers a wide range of amenities, including a primary school, a pharmacy, a well-stocked grocery store, and a post office. Chale is conveniently served by the Southern Vectis bus route six, providing easy access to the main towns of Newport, Ventnor, and the surrounding villages.

### Welcome to Orchard Cottage

From popular Town Lane in Chale Green, a driveway leads up through the garden and on to the beautiful front facade of the cottage. Doors lead into the lobby and into the welcoming entrance hall.

### Entrance Hall

7'1" x 4'10" (2.16m x 1.48m)

The entrance hall is well proportioned, with twin aspect glazing, a built-in bench, and a chic décor scheme of soft, neutral walls and a plush carpet which continues through into the living space.

### Living Room

30'8" max x 25'6" max (9.37m max x 7.79m max)

Spacious and light, the L-shaped living room is a wonderful space, with triple-aspect glazing which includes two pairs of glorious French doors which lead out to the garden and rear terrace. The living room also benefits from a characterful chimney breast, which is home to a large woodburning stove set in a brick fireplace with an oak mantle and set on a flagstone hearth. Stairs lead to the first floor, double doors lead into the dining room and glazed panel doors lead to the cloaks cupboard and to the kitchen/breakfast room.

### Dining Room

11'11" x 9'9" (3.64m x 2.99m)

The double doors create a flexible dining space, which feels open plan to the living room but can be closed off when required. The soft décor and carpet continue, and the dining room also has a large window which overlooks the rear terrace.

### Cloaks Cupboard/WC

11'7" (combined) x 4'10" (3.54m (combined) x 1.49m)

A useful space, with plenty of room for coats and shoes, and with a panel door that leads into the WC. The ground floor WC has a window to the rear aspect, a contemporary floating basin with a mixer tap and a matching dual-flush low-level WC, and is finished in a stylish combination of soft blue walls, neutral wood panelling and a high-quality wood-laminate floor.

### **Kitchen/Breakfast Room**

**25'6" x 9'7" (7.79m x 2.93m)**

Twin aspect glazing, including French doors to the terrace combine with a neutral scheme with wood panelling and a fabulous oak floor in the kitchen/breakfast area to create a welcoming, social space at the heart of the home. Shaker-style kitchen cabinets wrap around the room and are presented in an elegant neutral tone and are complemented with hardwood worktops and fresh white tiled splashbacks. A peninsula creates a wonderful seating/breakfast area, and integrated appliances include a high-level double oven, hob with a matching extractor over, fridge, freezer, dishwasher and wine cooler, plus there is an inset sink and drainer with a mixer tap set beneath the window. A door leads to the lobby.

### **Lobby**

**17'3" x 4'2" (5.28m x 1.28m)**

The lobby provides a useful covered connection between the house and garage, and has doors front and rear, a door into the garage and is finished with white décor over a practical tiled floor.

### **Garage**

**18'5" x 16'3" (5.63m x 4.96m)**

The large double garage has an up-and-over door, and also benefits from a fitted worktop with a sink and drainer with space under for a washing machine and tumble dryer. The garage also has strip lighting, power sockets, and a roof space which provides further storage and comes complete with a pull-down ladder.

### **First-Floor Landing**

**18'5" x 3'4" (5.63m x 1.03m)**

A characterful turning staircase has a decorative white balustrade and leads up through a fantastic double-height stairwell to the first-floor landing. The soft neutral décor and plush carpet continue from the ground floor, and there are doors to all four bedrooms, to the family bathroom and there is a hatch to the loft space, which benefits from insulation and has a light.

### **Bedroom One**

**14'2" x 13'1" (4.32m x 3.99m)**

The grand primary bedroom is beautifully presented, with twin-aspect glazing with rural views, a semi-vaulted ceiling, a pair of large built-in wardrobes with double doors, and a door which leads into the ensuite.

### **Ensuite**

Fully tiled, the luxurious ensuite has a large corner shower, a contemporary floating double vanity basin with twin mixer taps, glossy grey storage drawers and an illuminated mirror over, plus there is a low-level dual-flush WC. The ensuite also features underfloor heating, a window to the rear aspect and a heated chrome towel rail.

### **Bedroom Two**

**13'1" x 9'8" (3.99m x 2.97m)**

Another good-size bedroom, with fabulous décor, a semi-vaulted ceiling and a window to the front aspect. The second bedroom also has a door to an ensuite shower room.

### **Ensuite**

Light and bright, the ensuite has an inset shower with fresh white tiles and a sleek glass sliding door, a modern gloss white vanity basin with a mixer tap and tiled splashback, and a low-level WC with dual flush, a heated chrome towel rail and a window to the side aspect.

### **Bedroom Three**

*18'9" max x 7'4" (5.72m max x 2.25m)*

Currently arranged as a luxurious dressing room, the third bedroom is well-proportioned and light, with twin windows to the rear aspect. The soft, neutral décor continues and there is also a pair of large built-in wardrobes.

### **Bedroom Four**

*9'2" x 7'9" (2.81m x 2.37m)*

The fourth bedroom has a window to the front aspect with a lovely view, neutral décor and carpet and also benefits from a large, built-in storage cupboard/wardrobe.

### **Family Bathroom**

The family bathroom features a full-size bath, with a shower over, complete with a glass screen, a contemporary dual-flush low-level WC and a contemporary floating vanity basin with a mixer tap, storage drawers and an illuminated mirror over. The bathroom is finished with white tiled walls and also has a window to the rear aspect.

### **Outside**

The beautiful grounds wrap around the cottage and extend to just under a quarter of an acre. To the front and side of the property, the garden is a combination of lawn and driveway, mixed with well-established shrubs and trees. To the rear of the lawn, a substantial summerhouse (3.30m x 2.70m) has a sun deck to the front and benefits from an electric supply. To the rear of the cottage, a paved terrace provides a wonderful outside seating and dining area, and leads on to a further raised terrace and to a shed area which is surrounded by raised beds. The garden is enclosed with fencing and surrounded by further mature planting which really enhances privacy.

Orchard Cottage presents an enviable opportunity to purchase a substantial, immaculately presented home, finished in a well-designed scheme throughout and set in an extremely desirable semi-rural location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: F (Approx £3,356.16 for 2024/25)

Services: Mains water, electricity and drainage, private oil supply and solar panels (owned not leased)

Ground Floor



First Floor



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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