

# Little Haven

47 Forest Road, Winford, Isle of Wight PO36 0JY



Conveniently positioned in a highly desirable semi-rural location, this beautifully designed and well-presented detached 2-3 bedroom bungalow benefits from a modern flowing layout and fabulous gardens front and rear.

- Upgraded and immaculately presented by the current owners
- Principal suite with bedroom, dressing room and ensuite
- Three bedrooms with reconfiguration
- Spacious front garden complete with a gravel driveway
- Network of rural footpaths and bridleways on the doorstep
- Wonderfully designed and luxuriously appointed throughout
- Well-established rear garden, complete with a studio/office
- Magnificent large sunroom which extends the living space
- Convenient, sought-after location close to local amenities
- Full gas central heating and double glazing

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

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Completely refurbished by the current owners, Little Haven has been carefully designed to make the most of its features, and is now presented in a cohesive and elegant décor scheme which combines with the updated, flowing layout to create a stunning home. Gardens are equally well-presented, with a large lawn and driveway at the front setting the property back from the road, and a charming rear garden, complete with a separate office/studio. Bedroom three is presently used as a dressing and en-suite area. The vendors will reconfigure this back to a bedroom on request.

As a location, Winford is both convenient and desirable, offering a semi-rural lifestyle, close to neighbouring village amenities and with easy access to the larger towns of Newport and Sandown when required. The nearest village is picture-postcard Newchurch, which benefits from a primary school, pub, church and post-office. Rural footpaths and bridleways are on the doorstep and include the scenic Red Squirrel Trail linking to Sandown and Newport, taking you through red squirrel inhabited woodland, farmland, estuaries and a stretch of the Island's magnificent coastline. The Southern Vectis bus route 8 connects Winford with the towns of Newport, Sandown, Shanklin and Ryde, including intermediate villages. Newport and Sandown are both just a short drive away, and provide extensive amenities with a wide range of shops and supermarkets, pubs and restaurants and cultural activities.

Accommodation comprises a welcoming entrance hall, kitchen, lounge, sunroom, bathroom, a double bedroom and a principal suite, which has a double bedroom, large dressing room and ensuite/ third bedroom.

### Welcome to Little Haven

From popular Forest Road, a long gravel driveway leads through a spacious, sunny front lawns and on to a charming paved entrance. The façade is well-presented, with mature planting contrasting to the Island Stone and fresh white gables and windows. Wide soffits create shelter, with a part glazed door leading onto the welcoming entrance hall.

### Entrance Hall

16'7" x 5'6" (5.055 x 1.680)

The quality and style of this beautiful home is immediately apparent from the entrance hall, with contemporary neutral décor over high-quality Karndean cherrywood flooring. Wide and light, the hallway is semi open plan to the kitchen, and connects to the sunroom via glazed French doors creating a wonderful sight line all the way into the garden. There is also a radiator, recessed spotlighting and a further door that provides access to the lounge.

### Kitchen

16'2" x 6'9" (4.942 x 2.071)

The kitchen has triple aspect glazing, with a window providing views over the front garden, and further windows which look into the sunroom and into the hall. Comprising a useful mix of floor and wall cabinets, finished in fresh white with modern stainless handles, the kitchen is complemented with neutral worktops and tiled splashbacks. There is a 1.5 bowl ceramic sink and drainer, compete with a swan neck mixer tap, and integrated appliances which include a Miele induction hob, with an extractor over, an AEG double oven, a dishwasher and a fridge freezer. There is space and plumbing for a washing machine and dryer. A full height double cupboard is home to the consumer unit and smart meter, and also provides useful additional storage. The kitchen is finished with recessed spotlights, and the neutral décor and Karndean flooring flows through from the hallway.

### Sunroom

15'5" x 13'1" (4.7 x 4.006)

A fabulous addition, the sunroom has a polycarbonate roof and triple aspect glazing which provides lovely garden views and fills the space with natural light. Currently arranged as an enchanting dining and relaxing area, the room also benefits from a radiator, built-in cupboards and also the continuation of the Karndean flooring and neutral décor. French doors lead to the rear garden, and there is a door into bedroom one.

## Lounge

19'11" max x 14'3" (6.072 max x 4.364)

The impressive lounge is spacious enough to accept a dining area, and is currently arranged around a magnificent stone fireplace, which comes complete with a contemporary log effect gas fire on a stone hearth. There are twin pendant lights, dual aspect glazing looking out to the front aspect, plus wall lighting and a chic, elegant colour scheme with neutral walls and a plush carpet. Modern oak style doors lead to both bedrooms and to the family bathroom.

## Primary Suite

The luxurious primary suite consists of a double bedroom and a large dressing room with ensuite bathroom facilities. Recently created by combining two bedrooms, the suite does have the possibility to be reverted if required.

## Bedroom One

13'1" x 10'10" (3.992 x 3.325)

Accessed through an open archway, bedroom one has a central light, feature wall in stylish aubergine colour and a plush neutral carpet. A window provides lovely garden views and a glazed door also connects to the sunroom.

## Dressing Room/Ensuite

11'10" x 9'4" max (3.625 x 2.853 max)

Benefitting from an abundance of fitted storage, with mirrored wardrobes, drawers and a dressing table area, with a large window filling the room with natural light. The dressing area is finished with a neutral carpet which transitions to an attractive vinyl flooring at the ensuite portion of the room. The ensuite area is fully tiled with smart grey wall-tiles, and comprises a walk-in shower, vanity basin with a mixer tap and storage, and a matching low-level WC. This room can be reconfigured to a third bedroom upon request.

## Bedroom Two

11'11" x 9'3" (3.651 x 2.835)

Another good-size bedroom, with a large window and glazed door to the side aspect, providing green views. There is a central light, fitted mirrored wardrobes, a radiator, and neutral décor with a soft carpet.

## Family Bathroom

With opulent stone tiling wrapping around the room, the bathroom is both stylish and calming. A full-size bath has a central filler and a shower over, complete with rainfall and standard heads, and a sleek glass screen. There is a vanity basin, with a contemporary mixer tap and natural wood cabinets under, with a matching low-level WC with a concealed cistern. The bathroom also benefits from a heated chrome towel rail, twin windows, and an attractive and practical vinyl floor.

## Outside

To the front, a large lawn is enclosed by fantastic mature hedging and planting, with borders adding colour. A long gravel driveway spans the side of the lawn, leading to a paved entrance which also benefits from a timber bin-store. The lawn has a stone water feature, and warps around to the side of the property where a secure gate provides access to the rear garden.

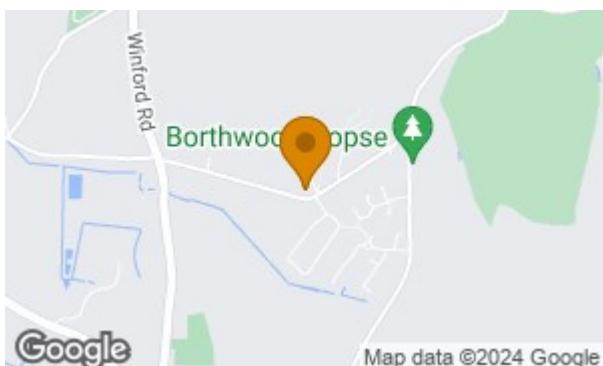
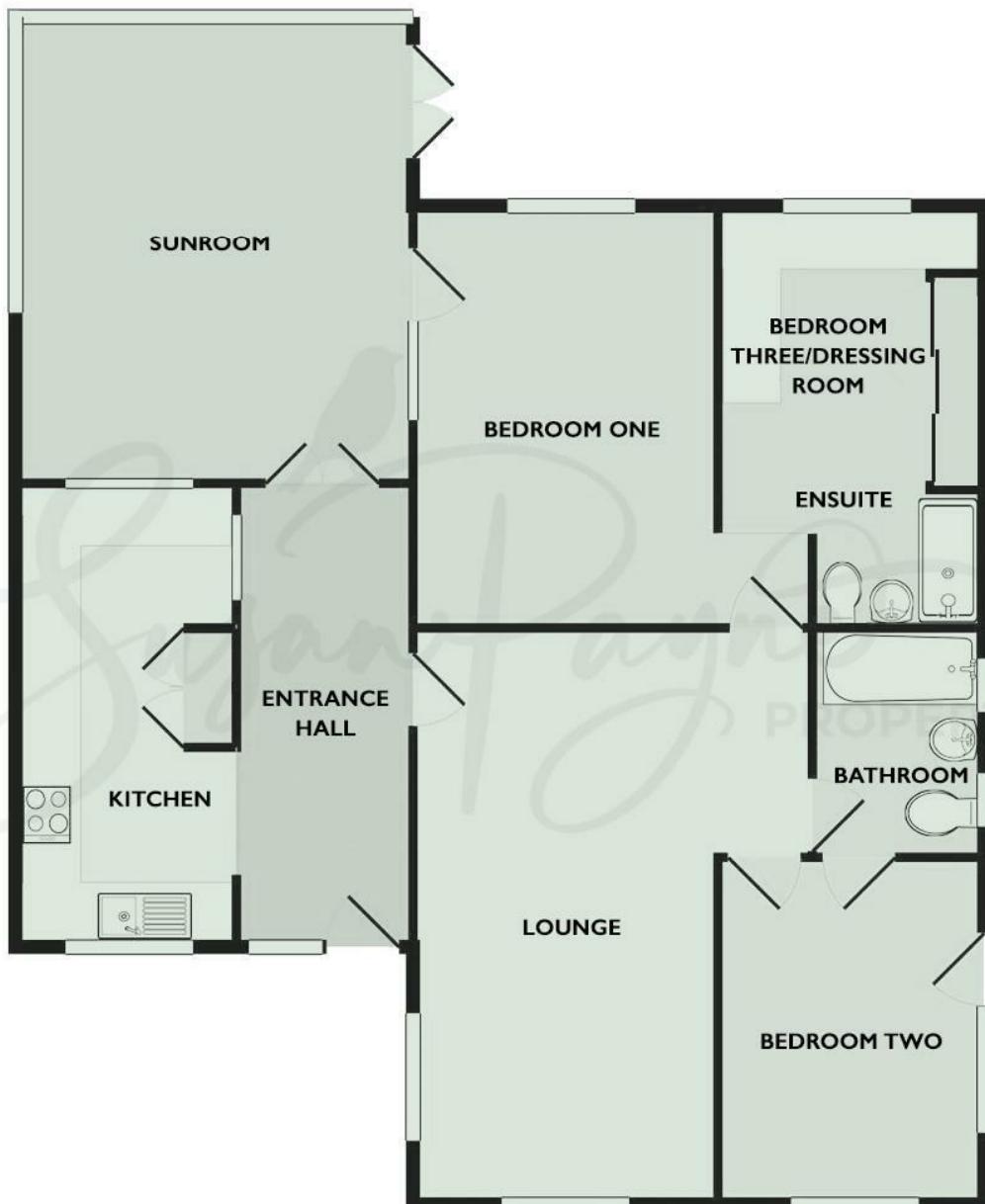
The beautifully presented rear garden is a captivating mix of paved terrace, lawns and well-established mature borders which really enhance privacy. A living arch leads through to a further section of private garden, with a gravel area currently home to a brick barbecue and a hot tub, with a step up to a sundeck and to the garden cabin. The natural wood cabin has anthracite French doors and windows with lovely views back down the garden, and is fully featured, currently in use as a study. Integrated into the cabin is a useful garden store.

Little Haven presents a rare opportunity to purchase a wonderful, luxurious bungalow set in the most desirable of semi-rural locations. An early viewing is highly recommended with the sole agent Susan Payne Property.

## Additional Details



Tenure: Freehold. Council Tax Band: D. Services: Mains water, gas, electricity and drainage



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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