



Cherry Tree Lodge

Apse Heath, Sandown, Isle of Wight PO36 0JR



£775,000
FREEHOLD



Cherry Tree Lodge presents a spacious, five-bedroom family home that boasts beautifully presented, versatile accommodation and occupies a generous plot complete with a stable block and a large driveway.

- Substantial, detached chalet bungalow
- Five double bedrooms (three with an en-suite)
- Ground floor bathroom and cloakroom
- Open-plan living space and additional reception room
- Ample driveway parking and a detached garage
- Occupying approximately 1 acre of land
- Well-kept grounds with a stable block and hot tub
- Picturesque rural views from the rear
- Separate utility room and a boot room
- Easy access to countryside walks and local amenities

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

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Offered for sale chain free, this generous family home offers a desirable, semi-rural lifestyle with countryside walks on the doorstep and provides plenty of flexible accommodation for the new owners to utilise as they wish. Set within the rural hamlet of Aspse Heath, this attractive chalet-bungalow enjoys its very own picturesque surroundings with extensive well-maintained grounds which include a stable block, providing a fantastic opportunity for equestrian use.

Cherry Tree Lodge offers a perfect example of well-arranged, spacious accommodation which has been well-maintained and beautifully finished with fresh neutral interiors throughout combined with plenty of characterful features with its attractive stained glass entrance door, beautiful oak engineered flooring, decorative wall mouldings and charming fireplaces, creating a cosy warmth during the colder months. A highly desirable feature of the accommodation is its generous open plan living space incorporating an ample kitchen, creating a sociable family environment and access to a utility room providing the convenience of a cloakroom and a separate space for laundry-related tasks. Additionally, a further reception room offers an elegant, more formal sitting room, and there is a useful boot room with direct access to a hot tub terrace which offers plenty of potential to be transformed into a shower room if desired. Arranged over both floors, the property boasts a total of five double-sized bedrooms with three including an en-suite, in addition to the main family bathroom on the ground floor. Furthermore, this beautiful property benefits from a freshly painted exterior completed last summer, and a new gas-fired boiler as well as an efficient hot water cylinder which were both installed last year.

A spectacular countryside setting surrounds Apse Heath which provides miles of rural footpaths and bridleways, where the demands of everyday life can be exchanged for fresh air, peace and tranquillity. Backing onto the countryside with easy access to beautiful walks via a nearby bridleway, the property is also within short walking distance to a local convenience store, a garden centre with a cafe, and just a two-minute drive to a supermarket for the big weekly shop. Furthermore, the Island's county town of Newport is only a 15-minute drive away with its range of High Street shops, restaurants and many other amenities. Both Sandown and Shanklin are nearer still and can be reached within 10-minutes by car offering award-winning sandy beaches with family seaside entertainment, an array of shops and a wide range of popular eateries.

Welcome To Cherry Tree Lodge

Enjoying an elevated, set back position from the road, two five-bar timber gates open to a spacious driveway to the side elevation providing an approach to the property and a detached garage. A further five-bar timber gate set within a retaining brick wall provides vehicular and pedestrian access to the well-maintained lawned grounds beyond and an open walk-through continues to the rear of the property where there is an elevated paved terrace with French doors to the living space, providing a convenient entrance into the home. This attractive chalet-bungalow is finished with a fresh white exterior with charming box bay windows to the front elevation and a grey-painted front entrance door which features beautiful stained-glass panels and is sheltered by a charming, arched open porch.

Entrance Hall

Providing an impressive entrance into the home, this ample entrance hall provides an accurate glimpse at the characterful features found throughout the property with its wonderfully high ceilings combined with traditional skirting boards, dado and picture rails. Dressed with engineered oak flooring and neutral white walls, this elegant space includes a candle-style chandelier and a carpeted staircase ascending to the first floor finished with classic side panelling. Warmed by two radiators, this spacious hall also has a central heating thermostat, access to an under-stair storage cupboard and a telephone/internet point.



Sitting Room

15'11 x 14'03 into bay (4.85m x 4.34m into bay)

Spacious and bathed in natural light, this sophisticated space enjoys a dual aspect with a box bay window to the front and a window to the side. The characterful features continue in this room including a decorative ceiling rose with candle-style chandelier and a chimney breast with a black tile hearth housing a fabulous pellet-burning stove. Fitted with a television aerial connection, this neutrally decorated room continues with the engineered oak flooring from the entrance hall and also includes two candle-style wall lights.

Open Plan Living Space

A kitchen, lounge and dining area form a generous open plan living space which is bathed in natural light and connects with a rear garden terrace.

Kitchen Area

15'07 x 13'0 (4.75m x 3.96m)

Fitted with a high-quality Karndean tiled floor in light grey tones, this large kitchen has a range of wooden base and wall cabinets in cream, providing a combination of cupboards and drawers offering plenty of storage space. With a tiled splashback in light grey, a dark countertop incorporates a coordinating composite sink and drainer beneath a window to the rear aspect and there is under-counter space with plumbing connections for a dishwasher. There is also a fitted stainless steel cooker hood with a coordinating splashback situated above a black, range-style cooker with a gas hob and electric ovens. With space to accommodate an American-style fridge-freezer, this room also includes a radiator, a ceiling light fitting and a multi-pane glazed door to the utility room. This space opens into the dining and lounge areas.

Lounge-Diner Area

21'09 x 15'09 max (6.63m x 4.80m max)

Providing a sense of separation from the kitchen area, this space enjoys an engineered oak floor and a charming red brick fireplace housing a coal-effect gas fire stove mounted upon a stone hearth. Neutrally decorated, this light and airy space enjoys two windows to the side aspect, a window to the front and a set of French doors connecting to the rear terrace and garden beyond. Fitted with two radiators, the lounge-diner also has matching candle-style chandeliers within each area adding to the traditional character features of the room.

Utility Room with Cloakroom

12'03 x 5'09 (3.73m x 1.75m)

With a window to the side aspect, this practical room steps down from the kitchen and has a fitted wooden countertop with a cream cabinet and space beneath for two laundry appliances. Lit by a pendant light fixture, this room also benefits from a Velux window to the rear aspect and a white panel door opening to a ground floor cloakroom with a high-level w.c. and wall-mounted hand basin. With an opaque window to the side, the cloakroom also includes a pendant light fixture and a Vaillant gas boiler. Additionally, the utility room has a wall-mounted cupboard housing electrical consumer units, a stable-style door to the rear garden terrace and a door to the boot room.

Boot Room

8'07 x 7'08 (2.62m x 2.34m)

With a terracotta tiled floor, this practical space has a pendant light fixture and provides access to the side patio and stables beyond via a partially glazed UPVC door. With its direct connection to the patio with a hot tub and located adjacent to the utility room, this space could provide a great opportunity to create a convenient shower room.



Bedroom One

15'11 max x 12'11 (4.85m max x 3.94m)

Enjoying a dual aspect with a large window to the side and a window to the front, this naturally light, spacious double bedroom is dressed with a plush grey carpet and a complementing wall decor featuring traditional white picture rails. Fitted with a pendant light fixture, this room also has a television aerial connection, and a radiator to keep the room cosy. A white panel door opens to an en-suite shower room.

En-suite Shower Room

Warmed by a radiator, this room has a shower cubicle occupying one wall with a white tile surround and an electric Triton shower unit incorporating a showerhead fixture on a slider bar. Fitted with a white and blue tiled floor, this room has a low-level w.c. located beneath an opaque window to the rear aspect and a wall-mounted hand basin with a white tiled splashback plus a strip light above. This space also has a round flush ceiling light.

Bedroom Two

15'02 into bay x 12'03 (4.62m into bay x 3.73m)

Again, enjoying the plush grey carpet as seen in bedroom one, this room is bathed in natural light from a wonderful box bay window to the front aspect with a radiator fitted beneath to provide warmth. Finished with a subtle lilac wall decor including white picture rails, this bedroom is fitted with a pendant light fixture and a built-in recessed cupboard providing ample storage space. A white panel door opens to an en-suite cloakroom.

En-suite Cloakroom

Again, fitted with a white and blue tiled floor, this cloakroom has a round flush light fixture and an opaque window to the side aspect with a radiator beneath to provide warmth. A matching white suite comprises a low-level w.c. and a pedestal hand basin with white splashback tiling plus a strip light above.

Family Bathroom

Featuring an opaque window to the side aspect, this room replicates the floor tiling from the en-suites which is complemented by white, mid-height wall tiling with a contrasting mosaic tiled border which continues around a panel bath. Fitted with a clear glazed screen and a corner mixer tap, the bath features a rainfall-effect shower above with integrated wall controls. Warmed by a chrome heated towel rail, the room has a white sanitaryware suite comprising a wall-mounted hand basin and a dual flush w.c., and there is full-height, built-in cupboard housing a water cylinder. A ceiling light fitting is also located here.

First Floor Landing

A staircase with a white spindle balustrade leads to this spacious landing which enjoys natural light from a skylight and is finished with a neutral white wall decor and a warm beige carpet which continues from the staircase. Warmed by a radiator, this space features a traditional dado rail and three coordinating white panel doors open to three double bedrooms. Also located here are two pendant light fixtures and a ceiling hatch leading to a partially boarded loft.

Bedroom Three

14'03 max x 13'02 (4.34m max x 4.01m)

Continuing with the carpet from the first floor landing, this double bedroom features a window to the front aspect with a built-in storage bench from which to enjoy downland glimpses beyond the treetops. Fitted with a radiator and a pendant light fixture, this room benefits from access to an eaves storage cupboard and a series of full-height, built-in wardrobes which discreetly conceal an entrance to an en-suite bathroom. The walls are finished in a neutral white shade with a dado rail providing a touch of character.



En-suite Bathroom

Enjoying natural light from two opaque Velux windows to the rear aspect, this en-suite provides a P-shaped bath fitted with a clear glazed shower guard and a series of wall controls which operate a rainfall-effect shower fixture and an overflow bath filler. With a handy recessed wall shelf, the bath has a dark mosaic tile surround which also features on the adjacent wall where there is a range of fitted units. The units incorporate a dual flush w.c. and a bowl hand basin mounted upon a dark countertop with integrated wall controls above. Warmed by a chrome heated towel rail, this room also includes recessed spotlights and a shaver socket point.

Bedroom Four

14'03 max x 13'02 (4.34m max x 4.01m)

Finished with a neutral carpet complemented by a white wall decor, this fourth double bedroom has a window to the front aspect and benefits from a recessed eaves storage cupboard. This room also includes a television aerial connection, a pendant light fixture and a radiator.

Bedroom Five

15'05 x 9'09 max (4.70m x 2.97m max)

Providing the smallest of the five bedrooms, this space could accommodate a standard double bed and enjoys a window to the rear aspect with rural views beyond treetops. Fitted with a radiator and a pendant light fixture, this room is decorated with a neutral white shade on the walls and continues with the carpet from the landing. A television aerial connection is also located here.

Outside

A dream space for nature lovers, keen gardeners and those with horses, the generous grounds of Cherry Tree Lodge are beautifully maintained and thriving with flourishing trees and mature hedging providing a secluded boundary around the plot. The extensive rear lawn features a large hardstanding area which has been used for cricket games but equally provides a perfect spot to be utilised for an outbuilding such as a summer house or garden office. A large patio spans the rear of the property and extends to a Windsor stable block with two stables benefiting from rubber matting, power and lighting. Each of the stable units measures 10' x 12' and 12' x 12' and there is also a small timber shed which provides the option to be utilised as a tack room. Featuring an elevated seating terrace at the rear of the property, the patio continues to the side elevation where there is a fabulous hot tub in a secluded spot with lovely views of the green grounds beyond. The grounds continue to the side of the property which provides a lovely secluded setting with a further large lawn area which extends to the front of the property with open access to the driveway beyond.

Parking

A large driveway to the side of the property provides off-road parking for multiple vehicles and there is a single-sized garage with an electric door.

Set in a desirable and convenient location, this captivating family home is a must-see property complete with extensive grounds offering a wonderful outdoor lifestyle opportunity. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

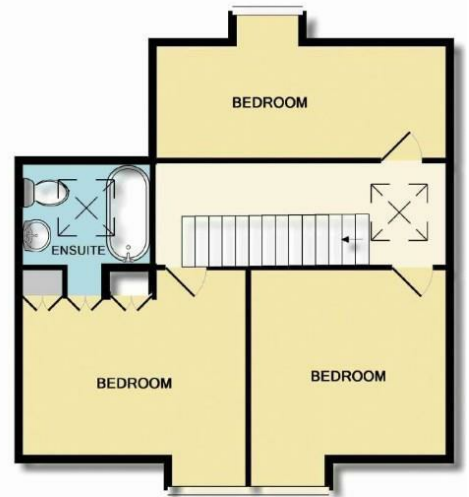
Tenure: Freehold

Council Tax Band: F

Services: Mains water and private drainage, electricity, gas central heating



GROUND FLOOR



1ST FLOOR

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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		
	57	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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