



# 4, Bartletts Close

Newchurch, Isle of Wight PO36 0FB



\*\*\*\* OPEN DAY - SATURDAY 10TH SEPTEMBER \*\*\*\* Beautifully modernised throughout, this impressive four to five bedroom detached home offers a quiet semi-rural village lifestyle and boasts ample living accommodation, two bathrooms plus a cloakroom and an immaculate rear garden as well as a driveway.

- \*\*\* OPEN DAY - 10th SEPTEMBER \*\*\*
- Offered for sale CHAIN FREE
- Modernised and well-maintained throughout
- Delightful rear garden with a decked terrace
- Stunning walking and cycling routes nearby
- Detached four to five bedroom house
- Peaceful semi-rural village location
- Contemporary kitchen and a utility room
- Driveway parking for two vehicles
- Convenient for Sandown, Shanklin, Newport and Ryde

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

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Perfect for a growing family within a peaceful cul-de-sac setting, this spacious property has been well-maintained and upgraded by the current owners to offer neutral, contemporary interiors as well as a modernised kitchen and bathrooms, ready for a new family to move straight into. Providing a desirable feature of the property, the living accommodation is spacious and flexible with an open plan lounge-diner offering a sociable environment, a snug which could be utilised as an additional bedroom if required, and a stunning conservatory creating an additional generous space and a connection with the rear garden. The kitchen is conveniently adjoined to a utility room, creating the convenience of a separate space for laundry related tasks and comes complete with a ground floor cloakroom as well as a gas combination boiler installed just a couple of years ago. Comprising four bedrooms on the first floor with one boasting an en-suite shower room, another great benefit of this already generous home is an attached single-sized garage which could offer potential to extend the accommodation if required (subject to planning consent). Further sought-after features of this property is the extended driveway now providing parking for up to two vehicles, and to the rear is a south-east facing garden which is equally as immaculate as the home and provides a large lawn area amongst surrounding trees as well as an elevated decked sun terrace.

Nestled amongst idyllic rural landscapes, Newchurch enjoys a perfect balance of a peaceful village lifestyle and conveniences within the towns of Newport, Sandown, Shanklin and Ryde which are only a short drive away. Just a short three-minute walk from the property is the popular Newchurch Primary School which is currently rated 'Good' by Ofsted, and a little further along the High Street is one of the most highly regarded pubs on the Island, The Pointer Inn, which is known for its locally sourced food and a fantastic beer garden offering beautiful views of the surrounding countryside. Providing fun for the family, the All Saints village church hosts an extensive range of activities and events, including quiz nights, lunches and suppers, concerts and talent shows. Nearby Sandown, Shanklin and Newport provide extensive amenities with a wide range of shops and supermarkets, pubs and restaurants and cultural activities. The award-winning beaches at Sandown and Shanklin are famed for dramatic cliff backdrops and expansive stretches of golden sand as well as a whole host of activities to enjoy along the seafront such as the world-famous Isle of Wight Zoo. Bartletts Close is perfectly positioned to enjoy plenty of rural walks and cycling routes close by including St Martin's Wood Nature Reserve and the scenic Red Squirrel cycle path linking to Sandown and Newport, taking you through red squirrel inhabited woodland, farmland, estuaries and a stretch of the Island's magnificent coastline.

Upon entering from a porch, the layout of the accommodation comprises a spacious open plan lounge-diner which leads to a snug, a kitchen and a conservatory to the rear. From the kitchen is a utility room with a ground floor cloakroom. Located on the first floor are three double bedrooms (one with an en-suite), a single bedroom and a family bathroom.

#### **Welcome to 4 Bartletts Close**

Tucked away within a peaceful cul-de-sac, this attractive red brick house has an integral garage with a white door and a smart block paved driveway to the front providing access to wrought iron gates on each side of the property and a composite dark wood-effect front door which is sheltered by a charming porch canopy.

#### **Porch**

Finished with a wood-effect laminate floor and a neutral grey wall decor, this space provides a handy area to remove coats and footwear before entering the living accommodation. Fitted with a radiator and a pendant light fixture, this area has a multi-pane internal door opening to the lounge-diner.





### **Lounge-Diner**

*25'09 x 14'02 max (7.85m x 4.32m max)*

A spacious, open plan lounge-diner welcomes you into the home and is dressed in a soft grey carpet which features throughout the living accommodation as well as the first-floor level and is complemented by a neutral grey wall decor which echoes throughout the property, providing a sense of stylish continuity. With a window to the front aspect, this room provides a versatile space to arrange a comfortable lounge zone alongside a dining area and enjoys a neutral feature fireplace with a duck-egg blue tile inset and an electric log-effect fire. Providing a connection to the rear conservatory via glazed sliding doors, this room also has a carpeted staircase with a white spindle balustrade and an under-stair storage cupboard. Benefitting from two radiators, also located here is a central heating thermostat, a telephone/internet point and a television aerial connection. Additionally, a multi-pane door opens to the kitchen and an open doorway continues to a snug.

### **Snug/Playroom**

*9'08 x 6'05 (2.95m x 1.96m)*

Currently used as a playroom/snug space, this carpeted room provides the flexibility to be utilised for other purposes such as a study or an additional bedroom. Featuring a window to the front aspect this room includes a telephone/internet point and a radiator to keep the space cosy.

### **Kitchen**

*11'0 x 10'10 (3.35m x 3.30m)*

This pristine kitchen enjoys a modern range of gloss-white base and wall cabinets providing an ample amount of cupboards and drawers with long brushed steel handles. With duck-egg blue splashback tiling above, a wood-effect countertop incorporates a double stainless steel sink and drainer beneath a window to the rear aspect and provides space plus plumbing connections beneath for a dishwasher. Designed to house a full-height fridge-freezer, the units also include integrated 'Neff' cooking appliances comprising an electric oven and a gas hob with a coordinating stainless steel cooker hood over. Illuminated by recessed spotlights and under-cabinet lighting, this room is finished with a wood-effect vinyl floor which continues into the utility room through a white panel door.

### **Utility Room**

*6'10 x 5'01 (2.08m x 1.55m)*

Perfectly coordinating with the kitchen, this practical space is fitted with a range of wall and base cabinets topped with a countertop and splashback tiling. With under-counter space and plumbing to install a washing machine, this room also benefits from a globe-shaped ceiling light and a radiator. Additionally, there is a Glow-worm gas combination boiler, a partially glazed door providing external side access and a white panel door which opens to a cloakroom.

### **Cloakroom**

With a pattern glazed window to the side aspect, this space continues with the vinyl flooring from the utility room and is fitted with a w.c. plus a pedestal hand basin with duck-egg blue splashback tiling. Also located here is a radiator and a globe-shaped ceiling light.

### **Conservatory**

*26'08 x 10'05 into bay (8.13m x 3.18m into bay)*

Wrapping around the external wall of the dining area, this substantial conservatory is bathed in natural light and fitted with custom-made roof and window blinds. Offering a connection with the decked sun terrace via French glazed doors, this space has low to mid-level walls with glazing above and is finished with neutral grey vinyl floor tiles. Warmed by two radiators, this conservatory offers ample space for furniture and also has a wall light fitting and an obscure glazed door to the garage.



### **First Floor Landing**

Providing a series of white panel doors to a family bathroom, three double bedrooms and a single bedroom, this carpeted landing space benefits from a large airing cupboard and has a ceiling hatch providing access to a loft space with lighting.

### **Family Bathroom**

Dressed in pretty neutral tones, this bathroom is fitted with large-scale floor and wall tiles with an attractive textured midway border creating a gentle contrast. With a window to the rear aspect, this room has a contemporary white suite comprising a w.c, a pedestal hand basin with a textured splashback tile, and a panel bath fitted with a clear glazed screen and shower fixtures above consisting of integrated wall controls with a showerhead fitting on a slider bar. Warmed by a chrome heated towel rail, this bathroom also includes an extractor fan and a wall-mounted mirror with a shaver socket strip light above.

### **Bedroom One**

*17'06 max x 11'0 (5.33m max x 3.35m)*

Featuring a window to the front aspect with a radiator beneath, this carpeted bedroom benefits from an en-suite shower room and a recessed wardrobe with double doors. A telephone/internet point is also located here.

### **En-suite Shower Room**

Replicating the style and finishes of the main bathroom, this well-presented space is fully tiled and features a double-sized shower cubicle with a clear glazed sliding door and integrated wall controls plus a shower attachment on a slider bar. A modern white suite comprises a hand basin upon a sleek, fitted storage cabinet and a w.c. beneath a window to the side aspect with patterned glazing for privacy. Warmed by a chrome heated towel rail, this room also benefits from an extractor fan and recessed spotlights.

### **Bedroom Two**

*13'01 x 10'06 max (3.99m x 3.20m max)*

Benefitting from a telephone/internet point, this second double-sized bedroom has a radiator situated beneath a window to the front aspect and is finished with a carpet.

### **Bedroom Three**

*12'03 x 7'05 (3.73m x 2.26m)*

With a window to the rear aspect offering rural views beyond, this carpeted bedroom is the smallest of the three double rooms and has a radiator to provide warmth.

### **Bedroom Four**

*10'10 max x 6'08 (3.30m max x 2.03m)*

This single sized carpeted bedroom is currently used as a study and has a window to the rear aspect with a radiator located beneath.

### **Rear Garden**

Partially surrounded by lush greenery, a beautiful, well-maintained garden to the rear boasts an elevated decked sun terrace which was replaced in 2021 and provides a fantastic spot to relax in the sunshine and enjoy a spot of al fresco dining during the warmer months. Enjoying a view of the garden beyond, the decked terrace gives way to a set of steps leading down to a large lawn area with a silver birch tree and some shrubs such as a camellia plant. Fully enclosed with timber fencing replaced just six months ago, the rear garden also has a paved terrace tucked away at the end offering an alternative seating area. Further benefits of the rear garden include a side pathway with access to an outside tap, and on the adjacent side there is ample storage space along a wide gravel pathway in addition to plenty of space beneath the decked terrace as well as a hatch opening to a storage area beneath the conservatory.

**Driveway and Garage**

A block paved driveway to the front elevation provides parking for two vehicles. Measuring 17'06 x 8'07, an integral single-sized garage with lighting is fitted with a white up and over door and has a range of wall cabinets, an electrical consumer unit, and boarding within the roof space for storage.

4 Barletts Close provides a fantastic opportunity to acquire a substantial, well-appointed family home in a highly desirable, peaceful village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Information**

Tenure: Freehold

Council Tax Band: D

Services: Electricity, gas central heating, mains water and a shared wastewater system managed by the water board.

\*Please Note: Some fittings including appliances and furniture may be acquired by separate negotiation if required.



### Ground Floor



### First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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