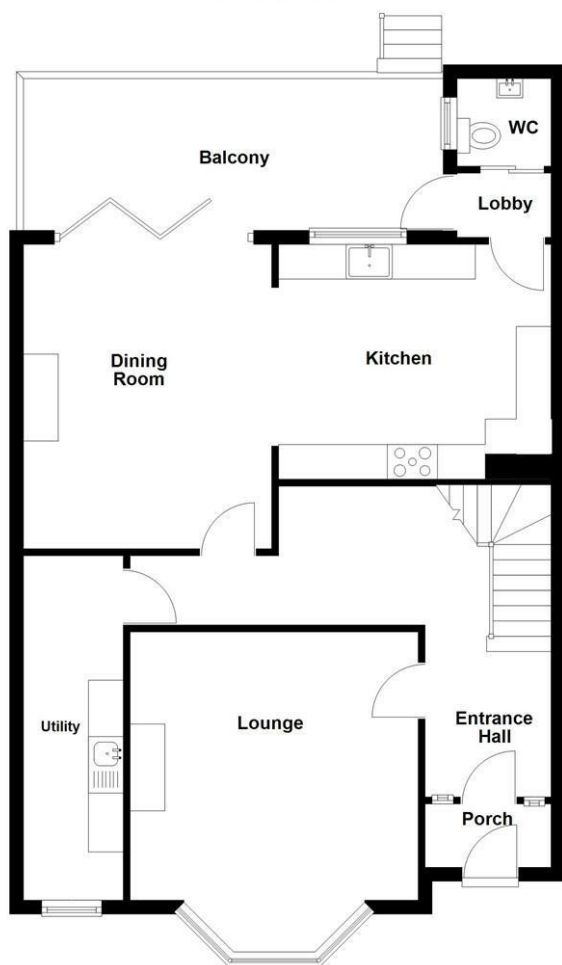
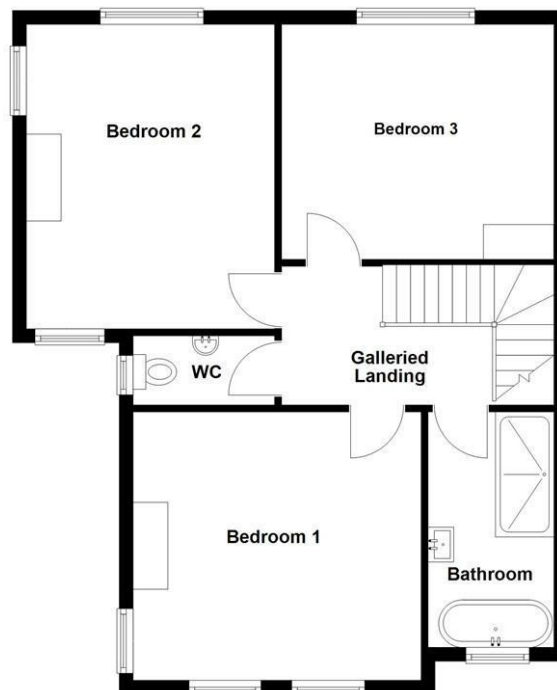


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			75
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe reposessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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• STUNNING VIEWS & BALCONY • OPEN PLAN KITCHEN/DINER • RECENTLY  
MODERNISED • LOVELY PERIOD FEATURES • MATURE GARDENS WITH SUMMER  
HOUSE • USEFUL BASEMENT

This beautifully presented family home has had a recent modernisation to in our opinion a high standard to combine the many period features including original fireplaces allied to contemporary living. Stepping through the front door you are met with a superb Entrance Hall with original feature staircase opening to a spacious Kitchen/Dining/Family Room with Bi-Fold doors to a Balcony/Terrace area with truly stunning Downland Views over to Appuldurcombe House. Further ground floor features include Lounge with bay window, Utility Room and Separate WC. On the first floor via the galleried Landing are three Double Bedrooms, re-fitted Bathroom & WC. To the front of the property is Off Road Parking for two vehicles and to the rear of the property is a good size garden with a wealth of mature planting. To fully appreciate this superb property we would recommend a viewing.

#### PORCH

**ENTRANCE HALL 14'8 max x 21'1 max being "I" shaped (4.47m max x 6.43m max being "I" shaped)**

**LOUNGE 15'11 x 13'11 (4.85m x 4.24m)**

**DINING ROOM 14'4 x 11'9 (4.37m x 3.58m)**

Opening on to;

**BALCONY 9'6 max x 21'2 max (2.90m max x 6.45m max)**

With superb downland views over to Appuldurcombe House and beyond

**KITCHEN 12'11 x 11'1 (3.94m x 3.38m)**

#### LOBBY

#### WC

**UTILITY ROOM 16'10 x 4'4 (5.13m x 1.32m)**

#### FIRST FLOOR

**GALLARIED LANDING 13'1 x 6'7 (3.99m x 2.01m)**

**BEDROOM 1 13'11 x 12'8 (4.24m x 3.86m)**

**BEDROOM 2 14'4 x 11'10 (4.37m x 3.61m)**

**BEDROOM 3 13' x 10'10 (3.96m x 3.30m)**

**BATHROOM 10'7 x 6' (3.23m x 1.83m)**

With shower and Bath

#### SEPARATE WC

#### BASEMENT

A versatile space which is suitable for a variety of uses and accessed from the rear garden.

#### OUTSIDE

Front; The front of the property has Off Road Parking for two cars and party enclosed by dwarf walling.

Rear: The rear garden is mainly laid to lawn and well stocked with mature shrubs, trees and flower borders. Summer House, Timber Shed and Green House. The garden enjoys a Westerly aspect and has superb Downland Views.

#### TENURE - Freehold

#### SERVICES - All mains available

#### COUNCIL TAX - Band D



