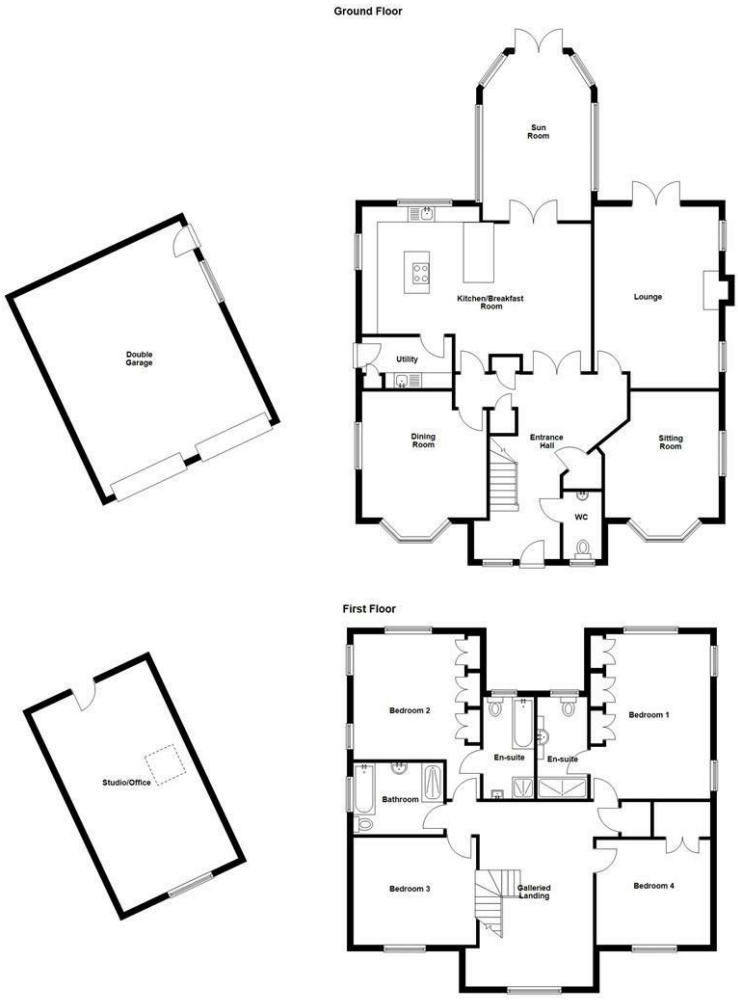
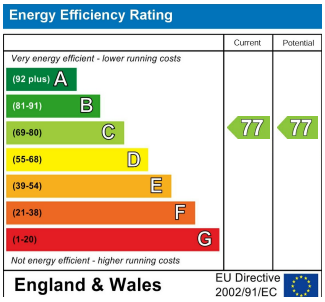


Floorplans are not to scale and for guidance only



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

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 repossessed 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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Situated in one of the most sought after locations of Shanklin and within walking distance of the pretty "Old Village" area of Shanklin this superb 4/5 Bedroom Detached House really must be seen. The versatile accommodation has a stunning Kitchen/Breakfast Room with Sun Room leading off with lovely views over the rear Garden. Lounge with wood burner, Dining Room and Sitting Room/Bedroom 5. To the first floor is a spacious Galleried Landing with views over Shanklin towards Sandown Bay 4 Bedrooms two of which have en-suite facilities and family Bathroom. Outside is ample off road parking leading to a detached Double Garage with Studio/Office above, beautiful landscaped Gardens with Decked areas and lovely Countryside Views. The property also has the benefit of an approximately half acre parcel of land to the right of the house. This property is offered with no onward chain.

ENTRANCE HALL 19'7 x 12'6 (5.97m x 3.81m)

LOUNGE 19'3 13'3 (5.87m 4.04m)

DINING ROOM 13'5 reducing to 10'10 x 13'3 (4.09m reducing to 3.30m x 4.04m)

KITCHEN/BREAKFAST ROOM 25' max x 17'11 max (7.62m max x 5.46m max)

SUN ROOM 17'8 x 11'5 (5.38m x 3.48m)

SITTING ROOM/BEDROOM 5 13'5 max x 12'1 reducing to 9'5 (4.09m max x 3.68m reducing to 2.87m)

UTILITY ROOM 8'8 x 5'6 (2.64m x 1.68m)

WC 7'2 x 4'1 (2.18m x 1.24m)

First Floor

LANDING 19'7 x 12'6 (5.97m x 3.81m)

BEDROOM 1 17'8 x 13'3 (5.38m x 4.04m)

EN-SUITE 10'9 x 5'5 (3.28m x 1.65m)

BEDROOM 2 17'8 reducing to 13'4 x 13'3 (5.38m reducing to 4.06m x 4.04m)

EN-SUITE 10'9 x 5'5 (3.28m x 1.65m)

BEDROOM 3 13'3 x 11'1 (4.04m x 3.38m)

BEDROOM 4 12'1 x 11'1 (3.68m x 3.38m)

BATHROOM

DETACHED DOUBLE GARAGE 23' x 19'6 (7.01m x 5.94m)
With power and light

STUDIO/OFFICE 22'11 x 13'6 (6.99m x 4.11m)
Accessed from the rear of the garage

OUTSIDE
FRONT: The property is accessed via a private road which this property have a right of way. Offroad parking for several vehicles leading to the detached double garage. Front gardens mainly laid to lawn.
REAR: The rear garden is mainly laid to lawn with a variety of mature shrubs and trees and decked areas with superb countryside views. To the side of the property is a parcel of land which is approximately half an acre in size. There is also a bank of SOLAR PANELS which are owned by the property (we understand that this provided an income of approximately £1000 for 2024).

SERVICES
All mains available.

TENURE
Freehold

COUNCIL TAX
Band G

ARTHUR WHEELER
ESTATE AGENTS