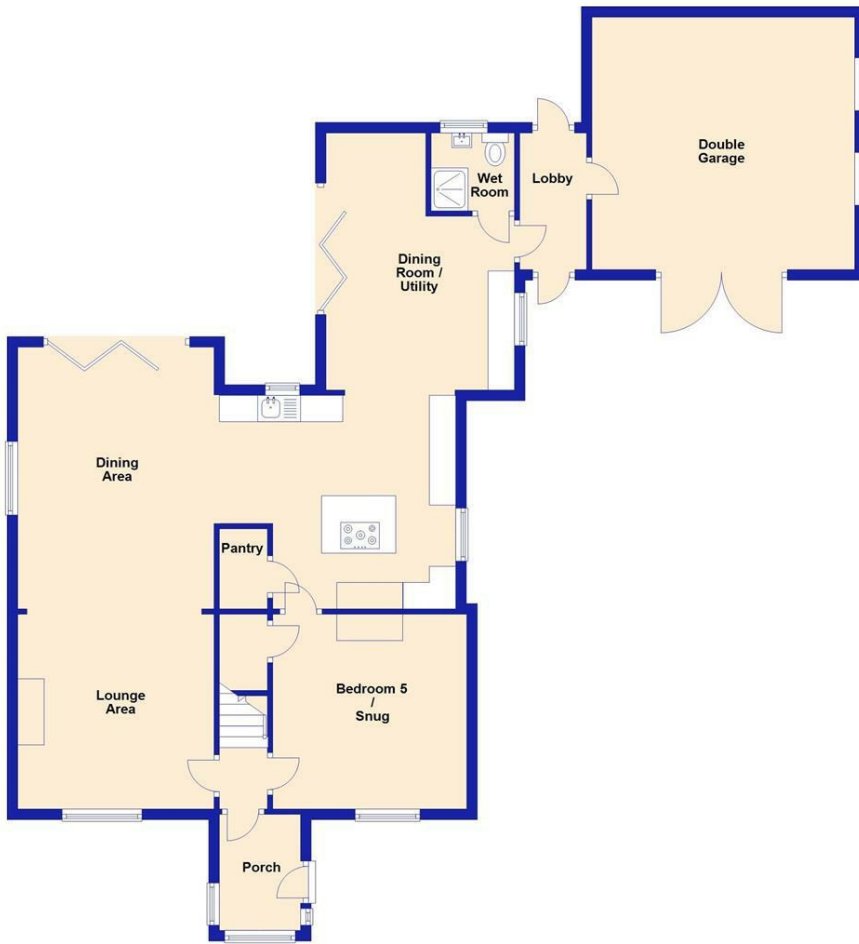
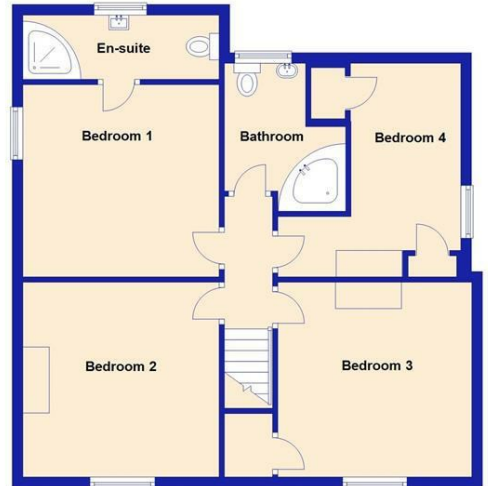


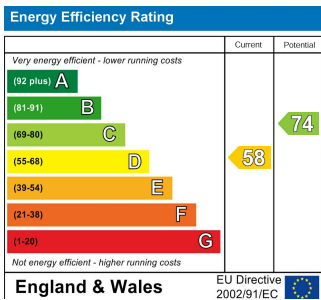
**Ground Floor**



**First Floor**



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](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 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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- STUNNING CHARACTER COTTAGE • MANY ORIGINAL FEATURES • DOUBLE GARAGE & AMPLE PARKING • MATURE GARDENS • 4/5 BEDROOMS • BEAUTIFULLY PRESENTED

Situated in the charming Village of Whitwell with its many miles of countryside walks and local pub stands Strathwell Cottage. This superb double fronted detached residence has been sympathetically upgraded and extended by its current owners to a high standard keeping many of the original features allied to contemporary kitchen and bathroom suites. The spacious well planned accommodation has double glazed windows throughout keeping with the cottages style and is warmed by underfloor heating to the ground floor and via radiators on the top floor via an oil fired heating system. Five bedrooms with the master being en-suite, super front to rear sitting room/dining room with bifold doors to the rear mature gardens. To the side is ample off road parking leading to a double garage. We feel the property really must be seen to appreciate the superb accommodation on offer. It comprises;

**PORCH 7'2 x 5'1 (2.18m x 1.55m)**

**ENTRANCE HALL**

**BEDROOM 5 / SNUG 12'1 x 12'1 (3.68m x 3.68m)**

**SITTING ROOM 12'1 x 12'2 (3.68m x 3.71m)**

Opening to;

**DINING ROOM 16'3 x 12'2 (4.95m x 3.71m)**

Bifold doors to rear garden. Opening to;

**KITCHEN 14'7 reducing to 11'5 x 13'3 (4.45m reducing to 3.48m x 4.04m)**

Fully integrated modern kitchen. Opening to;

**BREAKFAST ROOM / UTILITY 14'7 x 13'3 (4.45m x 4.04m)**

Bifold doors to rear garden

**WETROOM 5'6 x 5'2 (1.68m x 1.57m)**

**ENLOSED LOBBY**

**DOUBLE GARAGE 16'4 x 15'8 (4.98m x 4.78m)**

Power and Light

**FIRST FLOOR**

Landing

**BEDROOM 1 EN-SUITE 12 x 11'3 (3.66m x 3.43m)**

**BEDROOM 2 12'2 x 12'1 (3.71m x 3.68m)**

**BEDROOM 3 12'2 x 12'2 (3.71m x 3.71m)**

**BEDROOM 4 13'2 x 11'5 into door recesses (4.01m x 3.48m into door recesses)**

**BATHROOM 8'4 max x 7'3 max (2.54m max x 2.21m max)**

Jacuzzi bath

**OUTSIDE**

The cottage sits on a good size plot with ample off road parking to the side which is gated and enclosed leading to the double garage. The front garden is enclosed by fencing and Magnolia trees which opens to the lovely side and rear gardens which is laid to grass with patio areas laid in optimal positions to make the most of the sun throughout the day. The gardens are planted with a wealth of mature trees including fruit trees, shrubs and flower boarders. At the bottom of the garden is a quaint stream. Outside power, lighting and waters taps around the property.

**TENURE**

Freehold (to be confirmed)

**SERVICES**

Mains Drainage, Electricity, Oil fired central heating

**COU**

Ban



