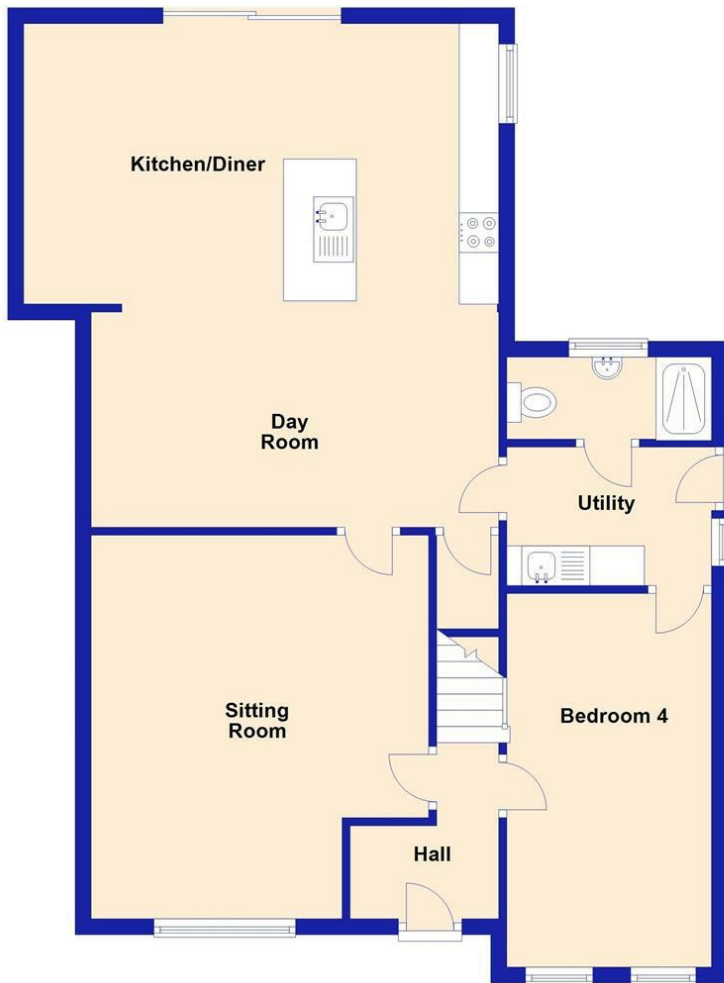
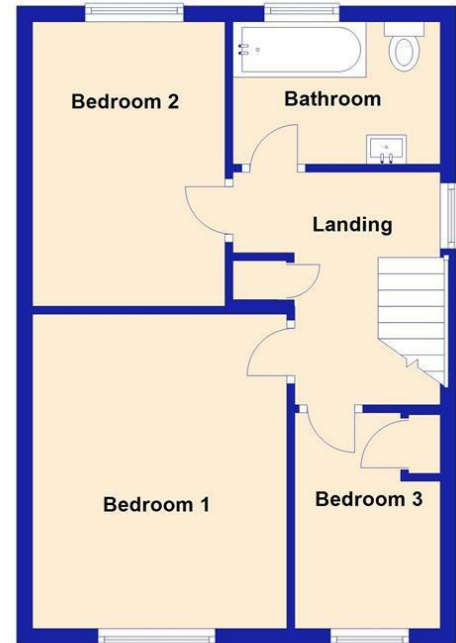


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		75	84
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

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.

LOVE WHERE YOU LIVE

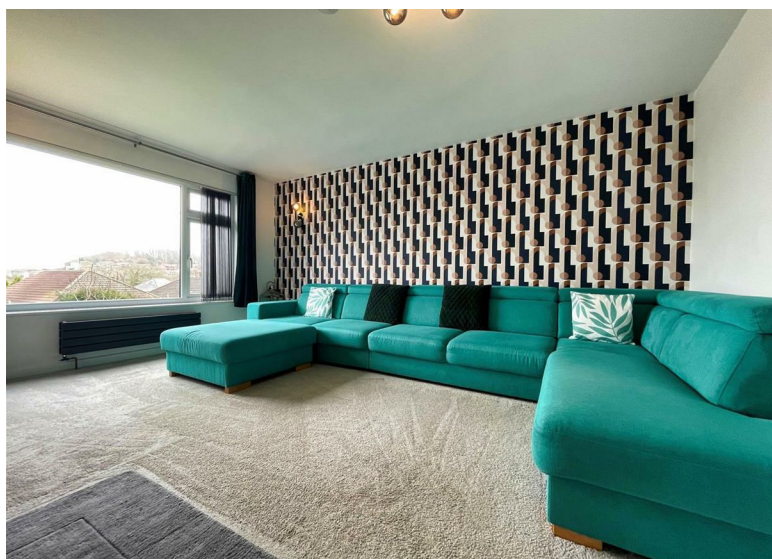
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



ROOSTERS
UPPER HYDE FARM LANE
SHANKLIN
PO37 7PS

£595,000



01983 868 333
www.arthur-wheeler.co.uk



A Superb detached house which has been extensively modernised and extended by the current owners to a high standard. Features and benefits include GCH, uPVC double glazed windows, a standout kitchen/dayroom with roof lantern and half wall length opening glass doors to allow for outside/inside living and 3/4 bedrooms. Outside there is a block paved driveway to the front and to the rear there are enclosed gardens which back onto open farm land. Additionally there are some views from the front elevation towards culver down.

The property is well situated on a private road in a popular location on the outskirts of Shanklin town and near by there are many miles of delightful country side walks. The town has a good number of shops and amenities and also close by are the beaches just off Shanklin Esplanade.

To fully appreciate this house which has been designed for modern day living we fully recommend viewing this wonderful property.

It comprises:

Entrance Hall

Sitting Room 15'11 max x 13'6 (4.85m max x 4.11m)

Open plan Kitchen/Diner/Day Room

Day room 16'11 X 8'11 Kitchen/Diner 19'8 X11'7 Superb units with integrated dishwasher, double over and microwave built in, induction hob with extractor unit over. Island bar with composite sink. Feature roof lantern, and double doors out to patio area.

Utility Room 8'5 x 5'5 (2.57m x 1.65m)

Shower Room

Bedroom Four 15#5 x 8'5 max (4.57m#1.52m x 2.57m max)

Stairs to first floor

Bedroom One 13'0 x 10'6 (3.96m x 3.20m)

Bedroom Two 12'1 x 8'0 (3.68m x 2.44m)

Bedroom Three 8'11 x 6'2 (2.72m x 1.88m)

Bathroom/WC

Outside

To the front there is block paved driveway providing multiple parking. Side gate leading to enclosed rear garden with lower patio area with the remaining upper area being mainly laid to lawn with top patio. Gardens back onto open farm land.

Services

All mains available

Tenure

Freehold (TBC)

Council Tax

Band D (can be confirmed with Council)

