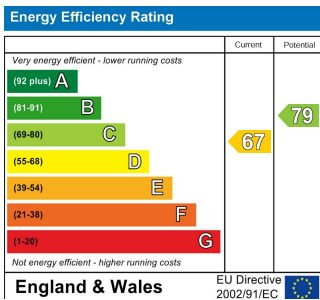


Floorplans are not to scale and for guidance only



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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• 4 BED DETACHED • EN-SUITE MASTER BEDROOM • WEALTH OF SPACE FOR ENTERTAINING BOTH INTERNALLY AND EXTERNALLY • AMPLE PARKING • CONSERVATORY • MATURE GARDENS • DOWNSTAIRS WC • GALLERIED LANDING • TRANQUIL QUIET SETTING • UTILITY

Premium Location/ Quiet Setting/ Wealth of space for entertaining internally & externally/ Ample parking & two driveways/ Study for home working/ Conservatory/ Galleried landing/ Utility/ Mature gardens/ High speed internet/ Easy access to High Street, beaches & for walks. This wonderful detached home is nestled away on a pristine private road in the grounds of former Westhill Manor but is still within striking distance of Shanklin Old Village. In our opinion, this home is in one of the premier locations of Shanklin. This quiet and highly sought after setting has all the charm you could hope for, leafy surroundings, nearby park, a peaceful locale and a very quintessentially English cricket club on your doorstep!

Stepping through the door, you will be welcomed by a beautiful home. This home is ready for you to move in and start living! There are three reception rooms plus a kitchen complete with utility room to ensure that all aspects for living space requirements have been met very well including if needed, working from home space, and a high speed fibre internet connection. Upstairs the four double bedrooms plus family bathroom and ensuite means that the growing family will be comfortably accommodated. There is an abundance of parking for many vehicles as well as plenty of space for a boat, motorhome, horsebox, or trailer.

This really does offer you the village life you have been searching for with its good selection of bars and restaurants and the main town of Shanklin with its many shops and amenities. The railway station is about 1.5 miles distant and this connects to Portsmouth via the Ryde to Portsmouth catamaran. A big bonus, that is within walking distance of the house, is access to some incredible beaches and wonderful walks into the downs which are about 3/4 mile and 1/4 mile respectively. There are numerous Primary and Secondary schools within the Bay Area.

To fully appreciate this beautiful home, we would certainly recommend an internal view!

Ground Floor

Bedroom Three 10'11 x 11'2 (3.33m x 3.40m)

Covered Recess Entrance

with front door to Entrance Hall with stairs to First Floor and storage under

Bedroom Four 11' x 9'6 (3.35m x 2.90m)

Bathroom/WC

with white suite comprising bath with shower over, including rainfall fitment, wash basin and low level WC

Cloakroom

with low level WC and Hand Basin

Outside

To the front of the property there are double five bar gates leading to a block paved driveway providing ample parking. Up and Over door to store area

Lounge 23'4 x 12'10 max (7.11m x 3.91m max)

with feature brick fireplace with inset coal effect gas fire. Double glazed sliding patio door to outside. Double doors leading to dining area

Store Area 11'2 x 5' 2 (3.40m x 1.52m 0.61m)

with wall hung Vaillant Gas Fired Boiler

Dining Area 11'5 x 9'11 (3.48m x 3.02m)

with door to kitchen

Rear & Sides of Property

To the rear there is a private garden being part laid to lawn with wooden deck area some of which is partially enclosed and making a very good seating area. Separate pergola area again with wooden decking and behind the rear garden there is an area part laid to patio which in turn leads to a separate driveway from the Manor that provides additional parking and storage with a workshop that is subdivided into two and measuring overall 21' x 11' 5 externally. To the left side of the house are two wooden storage sheds each measuring 8'5x5'9 (2.6mx1.8)

Kitchen 10'4 x 13'3 (3.15m x 4.04m)

Well fitted with solid wood worktop with integrated Belfast sink and dishwasher unit. Feature range style cooker with extractor unit over.

Services

All mains are available

Utility Room 10'8 x 5'10 (3.25m x 1.78m)

with solid wood worktops, integrated Belfast sink, tiled splashback and ceramic tiled flooring. Plumbing for washing machine. Doors to outside and conservatory.

Tenure

Freehold

Conservatory 14'9 x 7'8 (4.50m x 2.34m)

with double doors to outside and door to study

Council Tax

Band G

Study 13'7 x 11'1 (4.14m x 3.38m)

with ceiling hatch to loft space

Stairs leading to First Floor

Galleried Landing

Recess Area

Ideal for desk and chair

Linen Cupboard and Walk in Store Cupboard

Master Bedroom 13'3 x 10'5 (4.04m x 3.18m)

with en suite bathroom with white suite of bath, wash basin and low level WC. Heated Towel Rail

Bedroom Two 12'10x 11'11 (3.91mx 3.63m)

