



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		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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

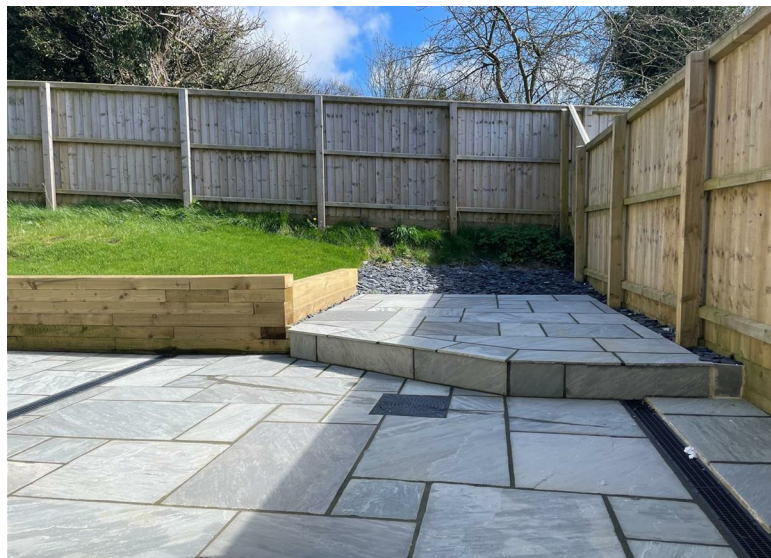
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



THE VESTRY
HIGH STREET
WROXALL
PO38 3BH

£375,000



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



- SUPERB CHAPEL CONVERSION FINISHED TO A HIGH SPECIFICATION • 3 BEDROOMS • MASTER EN-SUITE • OPEN PLAN LIVING • PRIVATE GARDEN

The Vestry forms part of the tasteful and superb conversion of a former Methodist Chapel, being one of just two units by a local reputable builder. The property has been finished to a high specification but in a sympathetic style and retaining some original features. Benefits include gas fired central heating and some of the windows are originals but with internal uPVC framed double glazed units. Additional features include oak internal doors, good quality kitchen and bathroom suites an en suite to the master bedroom and a garden to the rear of the property. It should be noted that the property has the 10 year AHCI warranty. The property is well situated in a village environment and there is a local convenience store nearby as are many miles of delightful countryside walks and bicycle rides. The main towns of Ventnor and Shanklin are about 2.5 and 3.5 miles distant respectively. To fully appreciate the property we would recommend an internal viewing. It comprises:

Ground Floor

Front door leading to entrance lobby and inner hall with

Cloakroom

with white suite low level WC and washbasin.

Open plan Lounge/Diner/Kitchen 23'8 max x 30'3 max (7.21m max x 9.22m max)

with walk-in store cupboard housing Glow Worm gas fired boiler, feature raised kitchen comprising single drainer stainless steel sink unit with 1.5 bowls and swan neck mixer tap set in white granite effect worktops with matching back board and integrated units comprising refrigerator, freezer, dishwasher, recess plumbing for washing machine, electric induction hob with electric oven under and extractor unit over.

Home Office Area 11'10" max x 14'9" exclusive of recess (3.63m max x 4.52m exclusive of recess)

with walk in store area, door to rear garden and further door to side path

Stairs leading to First Floor and Landing

with feature internal window overlooking the ground floor living area

Master Bedroom 12'8 x 14'10 (3.86m x 4.52m)

with Velux window and en suite shower room with shower cubicle, wash basin and low level WC. Part tiled walls.

Bedroom 2 13'5' 13'4 (4.09m' 4.06m)

with Velux window

Bedroom 3 11'9 x 11'2 (3.58m x 3.40m)

with Velux window

Bathroom/WC

with white suite comprising panel bath with mixer tap with shower over and glazed screen, washbasin and low level WC. Part tiled walls.

Outside

To the rear of the property there is an enclosed garden comprising feature Indian Grey Sandstone patio and lawn area. As previously mentioned there is a closed side path area, ideal for storage. Although the property has no allocated parking there is a public car park nearby (with a max 24hr stay) and nearby road parking when available.

Services

All main services are available.

Tenure

Freehold (tbc)

Council Tax

To be assessed

