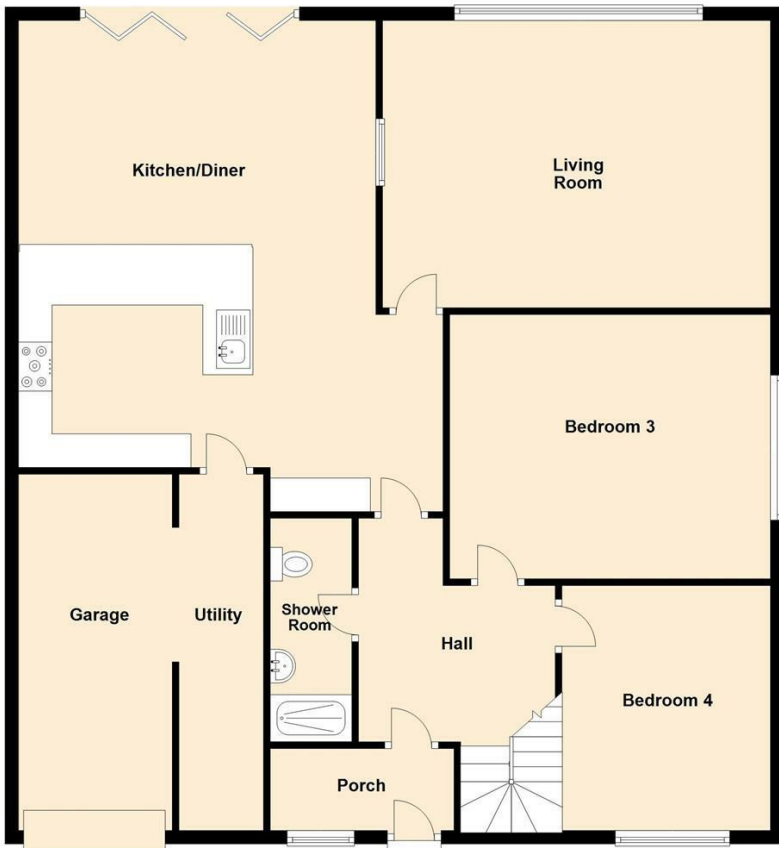
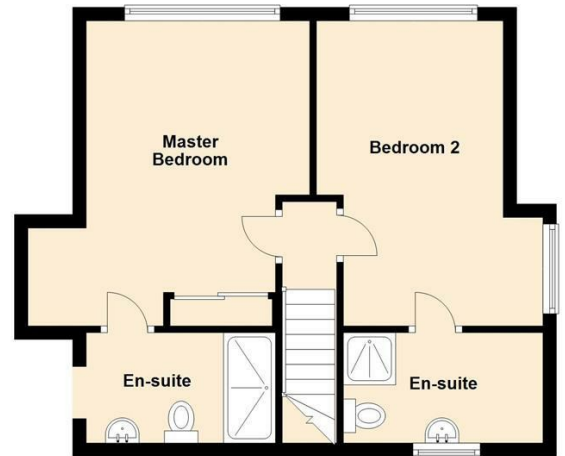


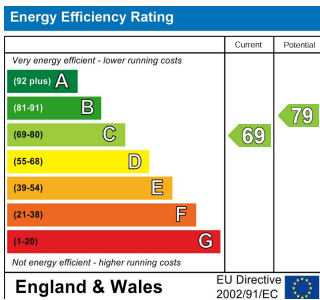
### Ground Floor



### 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.

LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



EIN SHEMER  
UPPER HYDE FARM LANE  
SHANKLIN  
PO37 7PS

£695,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- STUNNING DETACHED CHALET STYLE HOUSE • 4 BEDROOMS (2 WITH EN SUITE) • STANDOUT KITCHEN/DINER • PARKING • BACKING ONTO OPEN FARMLAND WITH SUPERB VIEWS

A deceptively spacious detached chalet style property that has been extensively modernised and extended in recent years by the current owners with features and benefits including a feature open plan kitchen/diner with two roof lanterns, a spacious sitting room, four bedrooms, two with en suite facility, ample parking and lovely gardens to the rear backing onto open farm land. From the ground and first floor elevations and the rear garden there are some truly beautiful views towards Culver and Sandown Bay.

The property is well situated in a rural location and nearby there are many miles of delightful countryside and bridleway walks and yet the upper High Street area of the town is only about 1.25 miles distant. From there, within close proximity, is the picturesque old village and the main shopping area with a good selection of shops in Regent Street. From the town the Esplanade and beaches are only a relatively short distance.

To fully appreciate this beautiful home we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

Enclosed Entrance Porch leading to

#### ENTRANCE HALL

with stairs to first floor.

#### OPEN PLAN KITCHEN DINER 16'5 extending to 20' x 24' 7 averagae (5.00m extending to 6.10m x 7.32m 2.13m averagae)

A stunning room with two ceiling lanterns, bifold doors opening on to the rear deck and garden with fantastic views. Comprehensively fitted kitchen with integrated units including grill/oven, microwave, double oven, five burner gas hob with extractor unit above, full length fridge and freezer and dishwasher. Feature L-shaped breakfast bar.

#### LIVING ROOM 18'11 x 14' (5.77m x 4.27m)

with superb views and feature double sided fire place with wood burner.

#### BEDROOM 3 15'8 x 12'9 (4.78m x 3.89m)

#### BEDROOM 4 10'10 x 9'11 (3.30m x 3.02m)

#### SHOWER ROOM

Stairs to First Floor

#### MASTER BEDROOM 10'9" excl of recess x 10'0" excl of wardrobe (3.28m excl of recess x 3.05m excl of wardrobe)

with super background views. Door to En Suite Shower Room.

#### BEDROOM 2 8'7 x 13'10 (2.62m x 4.22m)

with similar views and door to En Suite Shower Room.

#### OUTSIDE

To the front there is ample parking with up and over door to Garage 15'10 x 7'6 with power and light. Wall hung gas fired Valliant boiler. Opening to Utility/Store which in turn provides access to the Kitchen/Diner.

To the rear of the property there is an enclosed garden being mainly laid to lawn with three feature deck areas, one with part sunken hot tub. Garden store/chalet 13' 10 x 8' 10 . As previously mentioned the rear garden backs on to open farmland.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band D



