



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



10  
RUSHCLOSE  
SHANKLIN  
PO37 7NW

£850,000



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



- SUPERB THREE STORY DETACHED RESIDENCE • SIX BEDROOMS, THREE WITH EN-SUITE • FEATURE OPEN PLAN KITCHEN/LIVINGROOM • PARKING AND DETACHED DOUBLE GARAGE • WELL LOCATED ON THE OUTSKIRTS OF A SMALL DEVELOPMENT

An exceptional, individually designed, three storey detached residence constructed circa 2007 being well located on the outskirts of a small development that is only about one and a half miles from the Shanklin Town Centre with its many shops and amenities. A little further distant from the town are the sandy beaches of the Esplanade and nearby to the property there are many miles of delightful countryside walks and bicycle rides.

The truly spacious accommodation was constructed by the current owner to a high specification and features and benefits include solid wood flooring to the ground floor, gas fired central heating, uPVC double glazed windows, a Nolte kitchen, a feature open plan living area, a large separate lounge, six bedrooms three with en-suite facilities, a detached double garage, ample parking area with electric charging point and a good sized enclosed rear garden with feature timber deck area and a side area with composite decking. To fully appreciate this superb accommodation we would recommend an internal viewing. It comprises:

## GROUND FLOOR

### ENTRANCE HALL

with bespoke staircase and CLOAKROOM.

**OFFICE 10' 8 exc of bay x 9'11 (3.05m 2.44m exc of bay x 3.02m)**

**LOUNGE 28'5 exc of bay x 13'4 (8.66m exc of bay x 4.06m )**

with patio door and double doors to

**OPEN PLAN KITCHEN/DINER/LIVING AREA 29'10 x 11'10/25'11/19'1 (9.09m x 3.61m/7.90m/5.82m)**

A superb space with kitchen, island bar with Neff induction hob with 5 plates and extractor unit over. Additionally 2 built in Neff ovens, wine cooler, integrated dishwasher. Patio doors from dining area to the rear garden.

**UTILITY ROOM 7'10 x 6'8 (2.39m x 2.03m )**

Stairs to **FIRST FLOOR and Landing**

**MASTER BEDROOM 19'11 max x 13'6 (6.07m max x 4.11m )**

with walk in dressing area with fitted rails and shelving.

### EN-SUITE BATHROOM

Under floor heating with bath, twin sinks, W/C and walk in shower.

**BEDROOM 2 15'4 exc of recess x 11'11 (4.67m exc of recess x 3.63m)**

with walk in dressing room and EN-SUITE SHOWER

**BEDROOM 3 10'8 x 10' exc of wardrobe (3.25m x 3.05m exc of wardrobe)**

**BEDROOM 4 9'8 x 12'1 exc of wardrobe (2.95m x 3.68m exc of wardrobe)**

### BATHROOM

with white suite

Stairs to **SECOND FLOOR and Landing**

**BEDROOM 5 42'7"36'1" x 62'4" (13'11 x 19')**

Two Velux windows and super roof top views from the rear towards Sandown Bay. Under eaves area with Vaillant gas fired boiler, mega flow water tank system, Jack and Jill EN-SUITE BATHROOM

### BEDROOM 6

with Velux windows walk through dressing room area.

### OUTSIDE

As previously mentioned there is ample parking with electric charging point and a DETACHED DOUBLE GARAGE 17' x 17'6 with remote control up and over door, side door , plumbing and pull down ladder to store area. Twin outside taps. Side area with composite decking ideal for a summer seating and BBQ area and to the rear of the property good sized enclosed gardens which are laid to lawn with feature timber deck area.

### SERVICES

All mains are available.

### TENURE

Freehold.

### COUNCIL TAX

Band G

