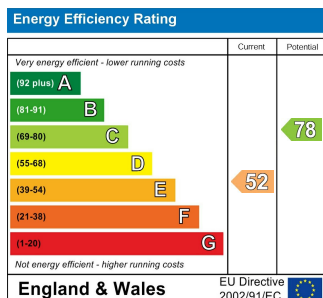




Total area: approx. 178.5 sq. metres (1921.7 sq. feet)

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.

LOVE WHERE YOU LIVE

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• **UNIQUE DETACHED RESIDENCE** • **4 BEDROOMS** • **MASTER EN SUITE** • **AMPLE PARKING** • **SINGLE GARAGE** • **LANDSCAPED GARDENS** • **FULL SIZED TENNIS COURT** • **STABLES** • **APPROX 2.5 ACRE Paddock/Field**

A unique and attractive detached house being well located in a semi rural setting with many miles of countryside walks and bicycle rides nearby but being only about 2.5 miles from Shanklin Town Centre with its good selection of shops and amenities. The county town of Newport is about 8 miles distant.

The property was constructed in the early 1990s and benefits include gas central heating, replacement uPVC covered aluminium double glazed windows and 4 Bedrooms (master en suite). Outside there is a Garage and ample parking to the front and to the rear there are beautiful landscaped gardens, a full sized hard Tennis Court and Stables. Also allied to the property is a field of approximately 2.5 acres.

To fully appreciate this rare opportunity, we would recommend a full viewing. It comprises:

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

with WC and hand basin.

STUDY 9'6 x 7'1 exc of door recess (2.90m x 2.16m exc of door recess)

LOUNGE 21'10 x 12' (6.65m x 3.66m)

with sliding patio door to Courtyard area and double doors to

DINING ROOM 12'3 x 12'1 (3.73m x 3.68m)

KITCHEN 15'8 x 8'9 (4.78m x 2.67m)

with Belfast double sink unit, granite worktop and oak units. Rangemaster cooker

UTILITY ROOM

with sink, plumbing for washing machine and Glow-Worm gas fired boiler.

Stairs to First Floor and Galleried Landing

Built in airing cupboard with insulated cylinder.

MASTER BEDROOM 14'11 exc of recess x 12'3 (4.55m exc of recess x 3.73m)

with built in wardrobes and

EN SUITE SHOWER ROOM

with shower, wash basin, low level WC and bidet.

BEDROOM 2 9'6 exc x 12'3 max (2.90m exc x 3.73m max)

with built in wardrobes.

BEDROOM 3 7'2 exc x 10'11 exc (2.18m exc x 3.33m exc)

with built in wardrobes.

BEDROOM 4 12'1 x 7'4 (3.68m x 2.24m)

with built in wardrobe.

BATHROOM/WC

with bath, wash basin and WC. Separate quadrant shower cubicle

OUTSIDE

As mentioned there is ample parking to the front and a driveway leading to a Single Garage. 17'9 x 9'9 with up and over door, power and light and rear door.

To the front of the property there is a lawned garden leading to an enclosed Courtyard Area with a pergola pathway leading to good sized and beautifully landscaped enclosed rear garden with full sized hard surfaced Tennis Court. Summer House with electric. To the rear of the garden there is a stable block which is sub-divided into three sections measuring 11' 5 x 11'8, 14'6 max x 14'6 with workbench, power and light and 7'8 x 11'11 with power. Allied to the property there is an approximate 2.5 acre field/paddock which can also be accessed (via a private Right of Way for pedestrians and vehicular access) from the main road. Water supply to the troughs in the field. Greenhouse and Shed.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band F

NB: More photographs available online

