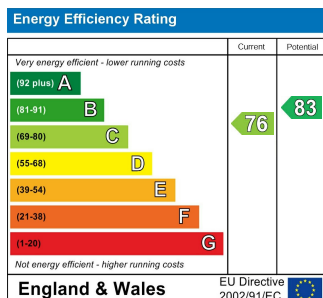




Total area: approx. 201.3 sq. metres (2167.1 sq. feet)

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](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.

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- **UNIQUE DETACHED RESIDENCE** • **5 BEDROOMS** • **BEAUTIFULLY PRESENTED** • **GOOD QUALITY KITCHEN AND BATHROOM SUITES** • **AMPLE PARKING** • **GARAGE** • **GYMNASIUM/HOME OFFICE** • **COURTYARD AND REAR GARDENS WITH SOUTHERLY ASPECT** • **STEAM ROOM** • **CHAIN FREE**

Offered with NO ONWARD CHAIN. A unique, detached residence being superbly located towards the end of a sought after cul de sac that connects to the popular cliff path walk.

The property has been remodelled and refurbished over the years and the owners have created a spacious and superb comfortable home that features gas fired central heating with a Vent-Axia heat recovery system, uPVC double glazed windows, good quality kitchen and bathroom suites, 5 bedrooms and tasteful décor. Outside there is ample parking, a drive through garage, spacious courtyard which is ideal for sunny evenings and an enclosed garden which enjoys a southerly aspect. To fully appreciate this wonderful home we would recommend an internal viewing. It comprises:

**GROUND FLOOR**

**ENCLOSED ENTRANCE 11' x 5'6 (3.35m x 1.68m)**

**ENTRANCE HALL**

with feature staircase with glazed inserts.

**CLOAKROOM**

with low level WC and washbasin.

**SITTING ROOM 20'10 x 14'6 ext to 16'9 (6.35m x 4.42m ext to 5.11m)**

with bi-fold doors opening to the rear courtyard and garden.

**SNUG AREA 8'10 x 6'11 (2.69m x 2.11m)**

**OPEN PLAN KITCHEN/DINING AREA 13'4 x 20'10 (4.06m x 6.35m)**

Comprehensively fitted.

with bi-fold doors opening onto Courtyard and rear Garden.

**UTILITY AREA**

with concealed wall hung gas fired boiler. Door to outside.

**Stairs leading to First Floor**

with feature landing.

**MASTER BEDROOM 14'5 max x 13'3 (4.39m max x 4.04m)**

with EN SUITE SHOWER ROOM

**BEDROOM 2 9'2 x 13'10 exc of built-in wardrobes (2.79m x 4.22m exc of built-in wardrobes)**

**BEDROOM 3 9' exc of door recess x 9' (2.74m exc of door recess x 2.74m)**

with built-in wardrobes.

**BATHROOM/WC**

with suite comprising: Bath, separate shower, WC and wash basin

**Stairs leading to Second Floor**

**BEDROOM 4 14' 4 max x 13' (4.27m 1.22m max x 3.96m)**

with sloping ceilings, Velux window that converts to standing balcony area with background views towards Sandown Bay and Culver. DOOR TO EN SUITE CLOAKROOM WITH WC AND BASIN with further door to SHOWER/STEAM ROOM.

**BEDROOM 5 13'max x 13'5max (3.96mmmax x 4.09mmmax)**

with sloping ceilings Velux window that converts to a standing BALCONY with similar views. EN SUITE CLOAKROOM WITH WC AND BASIN.

**OUTSIDE**

Tarmac Driveway/Turning area providing ample parking and leading to the rear area with Garage measuring externally and approximately 18' x 13' with remote control doors to both front and rear. Home Gym/External Office 15'4 x 14'8 with air conditioning. As previously mentioned there is a good sized Courtyard Area that leads to a generous rear garden, with a southerly aspect and being mainly laid to lawn with Store/Workshop measuring approximately 13'1x19'8.

**SERVICES**

All mains are available.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

NB: More photos available online.

