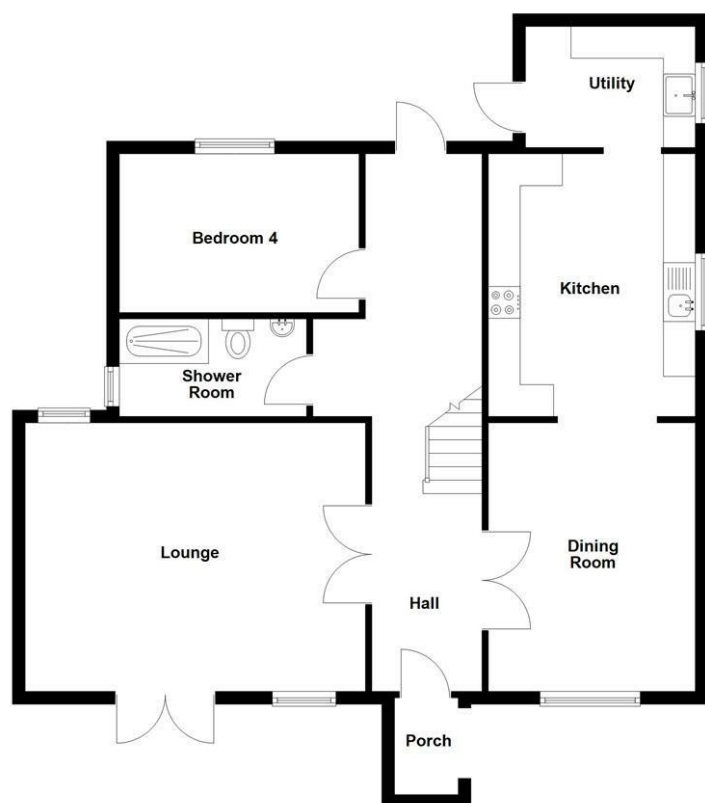
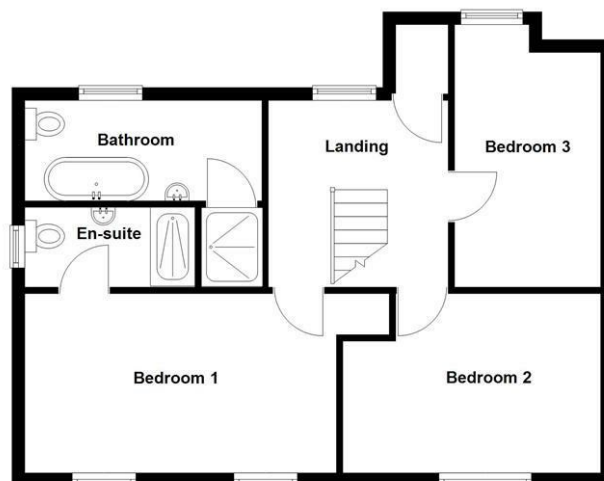


Ground Floor



First Floor



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		
(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



LANDGUARD FARMHOUSE
SANDY LANE
SHANKLIN
PO37 7PH

£435,000



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



• **UNIQUE LINK-DETACHED HOUSE** • **FOUR BEDROOMS** • **THREE BATHROOM/SHOWER ROOMS** • **GAS CENTRAL HEATING** • **UPVC DOUBLE GLAZING** • **ENCLOSED GARDENS** • **PARKING FOR 3-4 CARS** • **TUCKED AWAY LOCATION ON THE OUTSKIRTS OF SHANKLIN**

A charming link-detached older style house that is well situated in the "tucked away" location being about three quarters of a mile from Shanklin town centre and approximately a half of a mile from the local supermarkets. In recent years the current owners have undertaken a tastefully designed upgrading and modernisation programme and the main features and benefits to the house include; gas fired central heating, uPVC replacement double glazed windows, a feature 27ft Kitchen/Diner, four Bedrooms (master en-suite), an enclosed garden and parking for 3-4 cars.

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

GROUND FLOOR

Covered recess entrance porch with front door to

HALLWAY

With stairs to first floor and an understairs cupboard and door to rear. Double doors to

LOUNGE 17'6 x 13'10 (5.33m x 4.22m)

With double doors to garden

KITCHEN/DINER 27'0 overall x 10'8 average (8.23m overall x 3.25m average)

DINING AREA

With log burner

KITCHEN

With built in double oven, induction hob with extractor unit over. Plumbed recess for dishwasher and space for fridge freezer. Breakfast bar area. Opening to

UTILITY ROOM 7'10 x 8'9 (2.39m x 2.67m)

With plumbing for washing machine and feature Belfast sink. Door to outside.

BEDROOM 4 12'3 x 8'0 (3.73m x 2.44m)

SHOWER ROOM

With walk in shower, basin and WC.

Stairs to First Floor and landing with ceiling hatch to roof space and cupboard housing Glow-Worm gas fired boiler.

BEDROOM 1 16'1 exclusive of recess x 9'3 (4.90m exclusive of recess x 2.82m)

Door to

EN-SUITE SHOWER ROOM

With shower, basin and WC.

BEDROOM 2 13'0 max x 11'2 (3.96m max x 3.40m)

BEDROOM 3 13'11 max x 10'6 (4.24m max x 3.20m)

BATHROOM

With white suite comprising of bath, basin and WC. Walk in shower cubicle.

OUTSIDE

To one side of the property there is parking for 3-4 cars. To the other side there is an enclosed garden area with a raised patio area with the remainder being laid to lawn with Pergola. Garden storage.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band D

