

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Red Lodge

Whitecross Lane, Shanklin, Isle of Wight PO37 7EJ



£430,000
FREEHOLD



Situated in a popular residential spot on the outskirts of Shanklin, this stunning chalet bungalow offers a beautifully appointed and well-maintained home, complete with a fabulous garden and driveway parking.

- Immaculately presented detached bungalow
- Flowing layout with flexible accommodation
- Set in a desirable and convenient residential location
- Well-designed rear garden with a sundeck
- Conveniently located within a short drive of amenities
- Upgraded and extended approx two years ago
- Contemporary, neutral décor throughout
- Private driveway parking for two vehicles
- Gas central heating and double-glazing
- Offered for sale chain-free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Presented to an extremely high standard, this spacious detached chalet bungalow benefits from a versatile floorplan with an abundance of high-quality finishes and chic, fresh neutral décor throughout. An extension to the rear has created a magnificent, open-plan living space, which is a wonderful upgrade, providing a fabulous, social area at the heart of the home with a light, bright ambience with a fantastic connection to the enclosed rear garden. Accommodation comprises a welcoming entrance hall, an open-plan kitchen/lounge/diner, a contemporary shower room and two double bedrooms on the ground floor, with a landing/study area, primary bedroom and luxurious bathroom on the first-floor.

Situated in a quiet yet convenient location, Red Lodge is just a short five-minute walk from the amenities of Lake, which include a local convenience store, a pub/restaurant, independent takeaways, a doctor's surgery, and three supermarkets. The seaside town of Shanklin is less than two miles away, providing further amenities and offering extensive sandy beaches with a wonderful mix of independent shops, cafes, and restaurants in the High Street and the historical old village with its charming thatched cottages. The local theatre hosts professional acts and amateur shows throughout the year and the local Bay C of E School provides an Ofsted rated 'good' education at both primary and secondary level. Regular bus and train services are located nearby providing transport connections across the Island plus the train from Shanklin conveniently links to the high-speed mainland passenger service in Ryde.

Welcome to Red Lodge

From popular Whitecross Lane, a walled garden wraps around the beautifully presented property, resplendent in its fresh white façade and complemented with modern grey windows. Parking is to the side, with a path leading to the front door, set into a storm porch and providing a welcoming entrance to Red Lodge.

Entrance Hall

15'5" x 7'10" max (4.72m x 2.39m max)

The quality of this property is immediately apparent from the entrance hall, which has a light, bright ambience, with fresh white décor and a fantastic wood-laminate floor. An understairs cupboard provides useful storage, and doors lead into both ground-floor bedrooms, a sliding barn door gives access to the shower room, glazed double doors lead into the kitchen/lounge/diner and stairs lead to the first-floor.

Kitchen/Lounge/Diner

23'3" x 19'5" reducing to 11'5" (7.11m x 5.93m reducing to 3.49m)

The attractive wood-laminate flooring and white décor flows through into this stunning L-shaped open-plan space. The kitchen comprises a wonderful blend of shaker-style base and wall cabinets, presented in a soft colour scheme and complemented with light marble-style worktops and beautiful white tiled splashbacks. A 1.5 bowl ceramic sink and drainer has a heritage-style mixer tap and is set beneath a window overlooking the rear garden, and the kitchen also benefits from under-cabinet lighting and integrated appliances which include an oven, hob and extractor, fridge and freezer, a dishwasher and a washing machine. A corner cupboard also neatly conceals the modern Glow Worm combi boiler. The space connects seamlessly to the lounge and dining area, which has plenty of space for furniture and is flooded with natural light with a skylight, a large window to the rear aspect and French doors which lead out to the sundeck.

Bedroom Two/Living Room

13'7" max x 11'10" (4.16m max x 3.61m)

This large room, which is equally suited to being an additional reception space, has a large, characterful curved bay window looking out over the front aspect, white décor and a neutral carpet.

Bedroom Three

10'11" x 10'11" (3.35m x 3.33m)

Another good-size double bedroom, with a window to the front aspect, white walls and a neutral carpet.



Shower Room

7'10" x 5'9" (2.40m x 1.76m)

The well-appointed shower room is perfectly positioned to serve the ground-floor, and is presented in a stylish mix of heritage-style decorative floor tiles and neutral wall tiles. A window has patterned glass for privacy, and there is a luxuriously large walk-in shower with a rainfall head, a vanity basin with a mixer tap and a matching dual-flush low-level WC. The shower room also has a heated chrome towel rail and a fitted mirror cabinet.

First-Floor Landing

9'4" x 4'4" (2.87m x 1.33m)

The staircase has decorative wood-panelling and a neutral carpet which leads up to the landing, which combines with the first-floor bedroom and a bathroom to create a stunning primary suite. The landing has space for a study area or a dressing table, and access to useful under-eaves storage.

Bedroom One

14'4" x 10'5" (4.37m x 3.18m)

The primary bedroom is spacious and light, with twin-aspect glazing complete with far-reaching rural views, and a vaulted ceiling with exposed beams which further enhances the feeling of space. The white décor and neutral carpet continue, and there is also access to under-eaves storage and a built-in wardrobe that makes the most of the space over the stairs.

Bathroom

8'11" x 6'3" (2.74m x 1.93m)

Luxurious and light, the bathroom has a Velux window and is presented with a combination of soft grey wood-panelling and marble-style floor tiles. There is an oval freestanding bath complete with a heritage-style mixer tap with shower attachment, a contemporary floating vanity basin with storage drawers and a mixer tap, a dual flush low-level WC and a heated chrome towel rail.

Outside

To the front, the garden is enclosed with a characterful red-brick wall and is mainly laid to lawn. To the side, a block-paved driveway provides plenty of parking and has a gate into the rear garden. In the rear garden an accessible ramp leads from the gate up to a fabulous sun-deck which spans the property and provides a wonderful outside seating or dining area. Beyond the deck, the garden is mainly laid to lawn, with decorative shrubs, a well-proportioned potting shed and is enclosed with a high-quality fence.

Red Lodge presents an enviable opportunity to purchase an immaculately presented home, with versatile accommodation options, set in an extremely convenient and popular location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

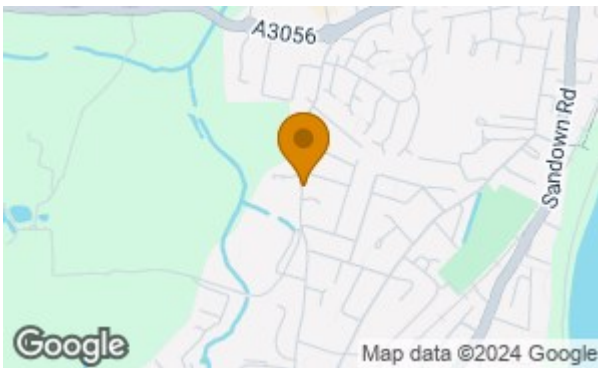
Tenure: Freehold

Council Tax Band: D (Approx £2,352.49 for 2024/25)

Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and may not be to scale



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		78
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		48
	EU Directive 2002/91/EC	

Agent Notes:

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