

SPENCE WILLARD

NEW HOMES & DEVELOPMENT



AINSDALE, PEACOCK CLOSE, SHANKLIN

ISLE OF WIGHT

In a sought-after location these spacious detached homes are finished with a high specification and efficiency rating. With generous proportions and attractive open-plan family space, bi-folding doors open to landscaped gardens.

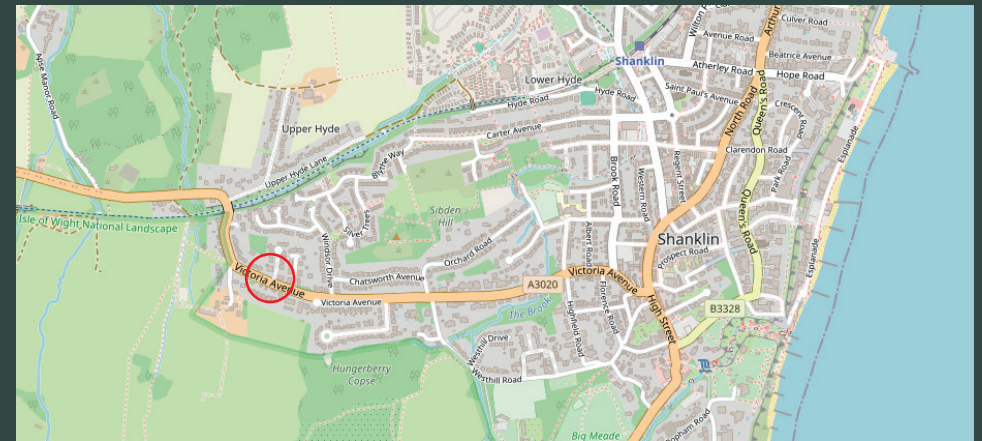


Sunningdale and Ainsdale will be available for occupation in late 2024. These two attractive homes offer generous proportions and fantastic open-plan family space, with bi-folding doors leading to landscaped gardens. Each home features four double bedrooms, three bathrooms, and an additional study/family room. The kitchens are equipped with a range of quality appliances, ample storage, and advanced technology and bathrooms and ensuites incorporate a luxurious specification with freestanding baths, rainfall-style showers and illuminated mirrors.

The homes are designed for efficiency, with heating powered by solar roof panels and an air source heat pump cylinder. This, combined with modern features and Document Q security glass, ensures a predicted A-rated EPC. The attached garage include attic trusses for additional storage and an automatic electric sectional door. The properties also benefit from turfed gardens with fenced boundaries, a hard-landscaped driveway, and hedging at the front.



The properties are situated a short walk from Sandown and Shanklin Bay and nearby Shanklin Old Village centre has a range of shops, restaurants and a sandy beach as well as close by. A train service to Ryde provide access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.



HOUSE SPECIFICATION

- Landscaped front gardens, rear terrace and garden laid to lawn and enclosed with fencing
- Off-road parking on a block paved driveway with gravelled access
- Garage - attic trusses allowing for future use / storage above. Electric door
- Spacious layouts extend to 185m2 in addition to an attached garage
- Four double bedrooms, three luxurious bathrooms inc one ensuite
- Family bathroom to include freestanding bath, rainfall-style double outlet shower, vanity unit / basin, heated towel rail and illuminated mirror
- Premium internal finish including Oak internal doors and staircase features
- UPVC Document Q security glass windows in Putty Grey colours
- Slate tile roof over brick elevations with upper levels clad in vertical profile cedar wood
- Composite front door and bi-folding doors to the garden
- Light Oak effect luxury vinyl tile flooring on the ground floor
- Fitted kitchen including integrated appliances, five ring hob and wine cooler
- Options / upgrades can be discussed via the agent

Services

Mains electricity, water and drainage. Heating is provided by gas boiler and air source heat pump cylinder supplemented by a 4Kw solar panel system and delivered via under floor heating on the ground floor and radiators upstairs.

SAP Rating: A

Tenure: The properties are offered Freehold

Council Tax: Band TBC

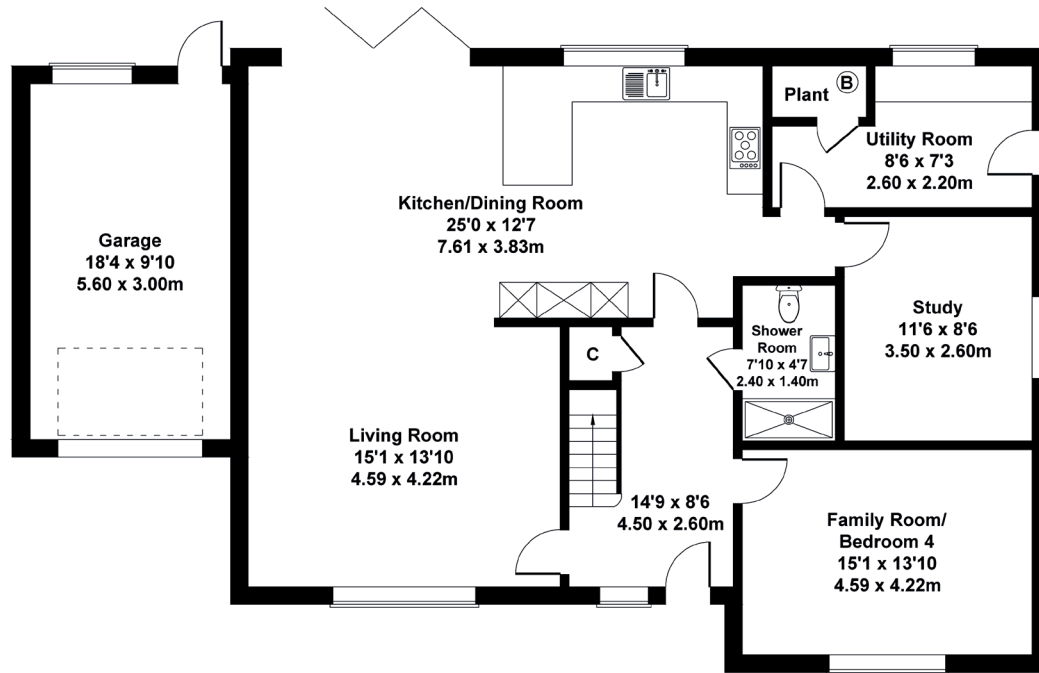
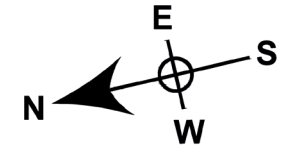
Post code: PO37 6LZ

Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard

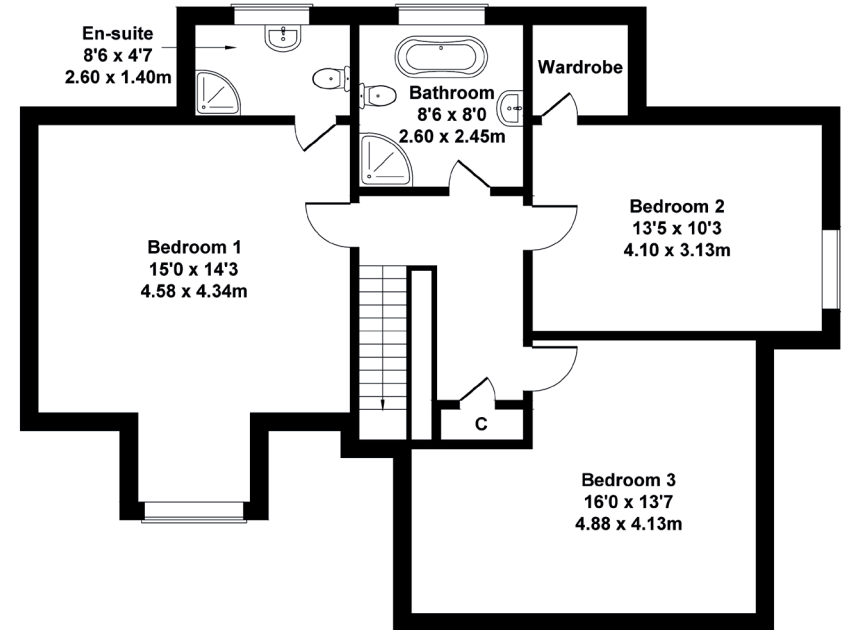


Ainsdale

Approximate Gross Internal Area
1991 sq ft - 185 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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