

SPENCE WILLARD



3 The Oaks, Luccombe Road, Shanklin, Isle of Wight, PO37 6RR

A prestigious development of three substantial homes, individually designed and built to a high specification with double garage and impressive 70m gardens with far reaching views over the Bay.

VIEWING

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Accommodation

In a sought-after elevated coastal position with incredible sea views the former Upper Chine School playing fields are bordered with mature trees in a semi-rural area on the outskirts of Shanklin Old Village. Each plot extends some 70m in length and up to 35m wide and has planning permission for a large family home with detached garages. The houses are substantial each one over 300m² of gross internal area and with superb open plan layouts and generous room dimensions designed to take in the sea and countryside views. Aluminum bi-folding doors and uPVC windows both in anthracite grey in addition to hard wood floors on the ground floors and carpets upstairs provide a high specification and quality finish throughout. Houses are offered with a 10 year build warranty and some choice of kitchens, bathrooms and internal finish subject to negotiation and contract. With underfloor heating powered by ground source heat pumps the houses will achieve a high 'B' rating for energy performance.

Situated on the edge of picturesque Shanklin Old Village, within a short walk to Rylstone Gardens and moments from the cliff steps leading down to Shanklin's beaches or along the coastal path to Luccombe, Bonchurch and Ventnor. The amenities of Shanklin, including a range of shops, restaurants and theatre are a short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. There are also plenty of beaches, bays and coves nearby and there are stunning walks upon the Luccombe and Wroxall Downs or

along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

Outside

Outside spaces incorporate level lawn gardens with drainage and planted hedge and fenced borders. The driveways will incorporate a combination of gravel approach with block paved parking areas and lead to detached garages with automatic doors and attic truss pitched roofs for storage.

Reservations

Houses can be secured with a deposit agreed via the agent subject to contract.
Expected practical completion of the houses in Spring / early summer 2025.

Services

Mains electricity, water, gas and drainage and delivered via underfloor heating.

EPC Rating

Expected B

Tenure

Freehold

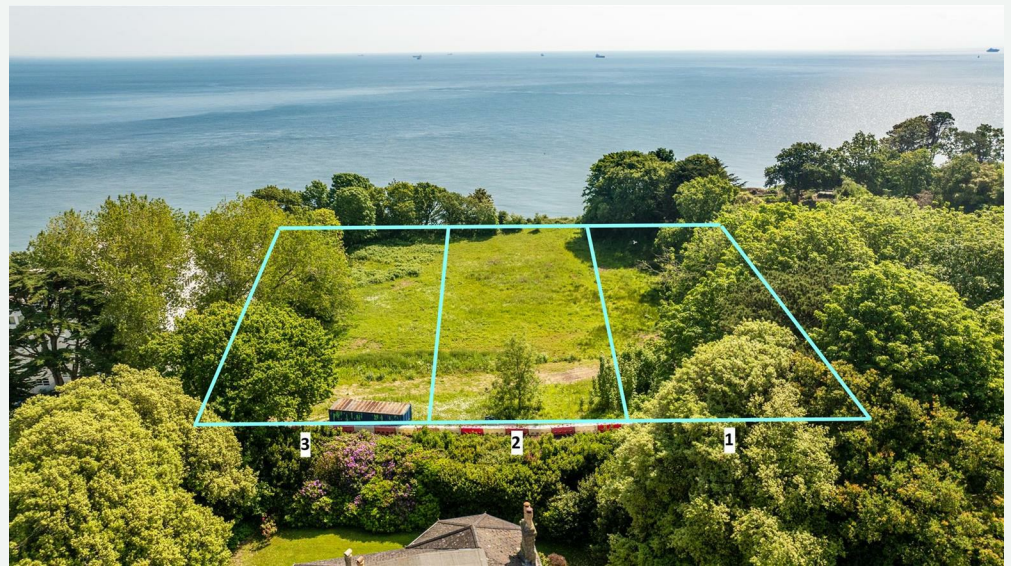
Postcode

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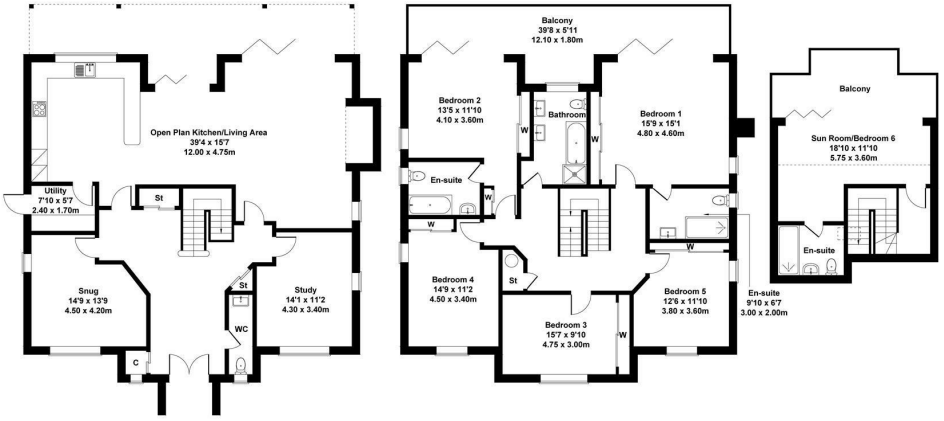
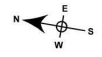
Viewings

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





3 The Oaks
Approximate Gross Internal Area
3154 sq ft - 293 sq m



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.
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