



£635,000

Springfield Farriers Way, Shorwell, Isle Of Wight, PO30 3JP





Welcome to Springfield, Farriers Way, Shorwell- a sought-after village location where this detached executive home is waiting for you! This property boasts three reception rooms, three double bedrooms, and three bathrooms, making it the perfect family home.

Set in one of the Island's most picturesque villages in an area of outstanding natural beauty, Springfield is located on Farriers Way. Local amenities are within a short walking distance, including a popular country pub, local shop, and a recreation park with playground. The ever popular Wolverton Manor is also located in the village and offers a host of summer activities.

One of the highlights of this property is the large garden, providing ample space for outdoor activities and relaxation. The rear garden backs onto the recreational ground and has far reaching countryside views.

With parking for multiple vehicles, you'll never have to worry about finding a spot for your car. Additionally, the detached double garage and workshop offer plenty of storage space and potential for various hobbies or projects.

Whether you're looking to settle down in a peaceful village setting or enjoy the comfort of a spacious home, this property on Farriers Way has it all. Don't miss out on the opportunity to make this charming house your new home!



Porch	
Hallway	
Lounge	18'5" x 16'5"
Kitchen	11'10" x 10'4"
Dining Room	13'10" x 9'11"
Utility Room	10'0" x 9'6"
Bedroom 3	9'11" x 13'3"
Study	9'10" x 9'4"
Ground Floor shower room	6'3" x 5'6"
First Floor	
Bedroom 1	17'4" x 11'11"
Bedroom 2	11'10" x 13'6"
En suite	7'11" x 6'1"
Bathroom	7'11" x 6'1"

Outside

The driveway leads between a five bar gate onto the gravel parking area which spans the front of the property and provides an abundance of parking. A mature tree is complemented with mature shrubs and provides additional privacy. The garage is accessed from the parking area. The substantial double garage and workshop is a fantastic addition, with two pairs of timber double-doors providing easy access into the spacious double garage building, which has a concrete floor, and plenty of lighting and sockets. A door leads into the workshop area, and there is also access above the workshop providing additional storage. The workshop section is another useful space, with lighting and sockets and a window which looks over the rear garden. The large south west facing rear garden has a fabulous flat lawn, timber shed and summerhouse complete with a covered decked area. A lovely sandstone terrace features up-lighting and spans the rear elevation, providing a fantastic outside seating area. To the side, a further area has raised beds ideal for those who enjoy growing their own vegetables.

Council Tax

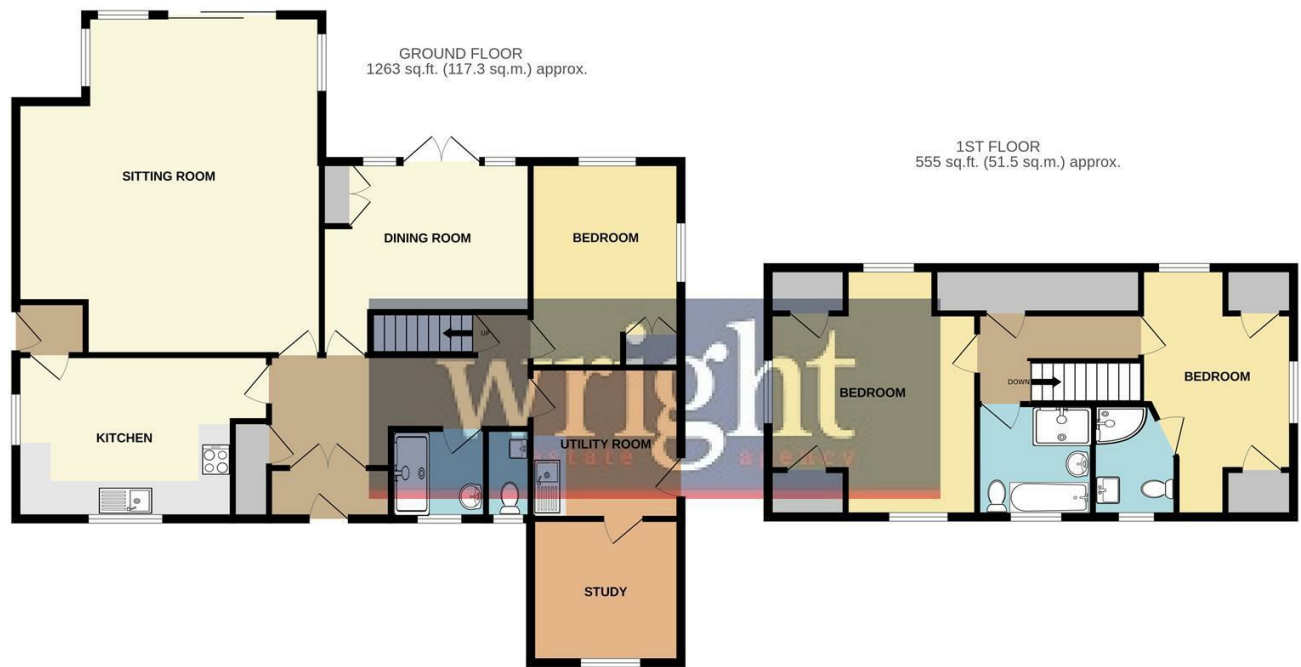
Band E

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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