



- Detached Chalet Bungalow
- Large Kitchen & Separate Utility
- Popular Semi-Rural Location
- 3 Double Bedrooms
- Extensive Gardens
- Close to Local Supermarkets
- 2 Generous Reception Rooms
- Ample Driveway Parking & Garage
- Viewing Recommended

38 Forest Road, Winford, Isle of Wight, PO36 0JY

£475,000



This impressive detached chalet bungalow is located in the popular semi-rural hamlet of Winford, surrounded by miles of unspoilt countryside, with Borthwood Copse and miles of beautiful bridlepaths to explore. The coastal towns of Shanklin and Sandown are just a short drive away, offering access to an array of useful amenities, including shops, supermarkets, doctor's surgeries and train stations with direct ferry connections to the mainland.

The generously proportioned accommodation comprises two generous reception rooms, large kitchen, double bedroom and bathroom on the ground floor, with two further double bedrooms and a separate W.C on the first floor. Additionally, the property benefits from a utility with additional W.C, large attached garage, driveway and extensive gardens backing on to open countryside.

The beautiful sylvan setting, extensive gardens and impressively presented accommodation makes this an ideal home for anyone looking to enjoy Island life in one of it's most sought after semi-rural locations. A viewing is a must to fully appreciate everything this superb detached home has to offer.





## Accommodation

### Porch

6'4 x 5'10 (1.93m x 1.78m)

### Dining Room

19'3 x 15'2 max (5.87m x 4.62m max)

### Lounge

20'11 x 11'9 (6.38m x 3.58m)

### Kitchen

11'10 x 11'9 (3.61m x 3.58m)

### Bedroom 3

11'10 x 11'5 (3.61m x 3.48m)

### Bathroom

8'7 x 6'11 (2.62m x 2.11m)

### Utility

8'5 x 7'11 (2.57m x 2.41m)

### Garage

31'2 x 8'9 (9.50m x 2.67m)

### First Floor Landing

#### Bedroom 1

14'3 x 11'10 (4.34m x 3.61m)

#### Bedroom 2

12'2 x 11'10 (3.71m x 3.61m)

### WC



**Outside**

To the front of the property the garden is laid mainly to lawn with a variety of established shrubs, plants and trees. The driveway provides off road parking for several cars and access to the attached garage with power and lighting. Gated side access leads to the large rear garden, which is laid mainly to lawn with a garden shed, greenhouse and pond.

**Services**

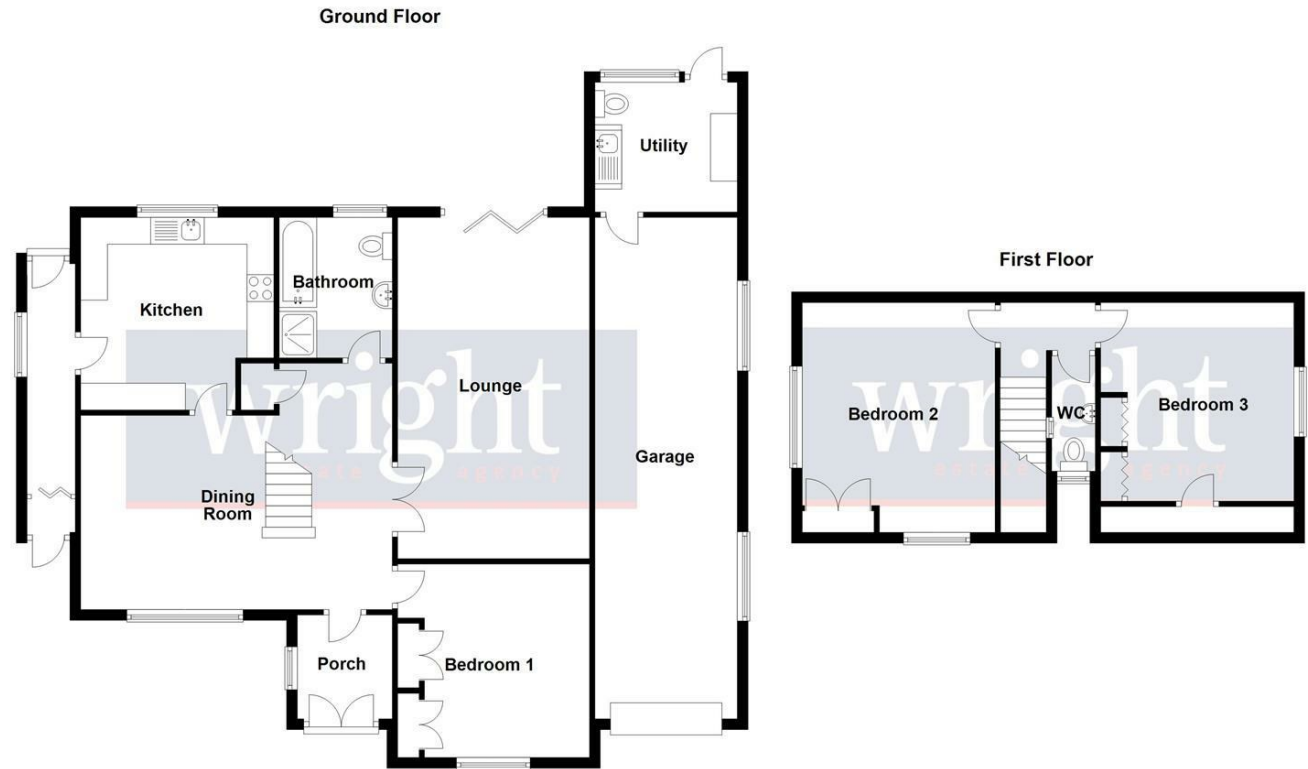
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band E - Please contact The Isle of Wight Council on 01983 823901.

**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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	82
(21-38) <b>F</b>	52
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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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**Viewing:**      Date .....      Time .....