



18 Wilton Park Road  
Shanklin | Isle of Wight | PO37 7BT

FINE & COUNTRY



# Seller Insight

“The home's location is another of its many highlights. Situated in the heart of Shanklin, just a short stroll from the picturesque Shanklin Esplanade, the beach and scenic coastal walks are within easy reach.

The town's High Street, with its array of shops, restaurants, and amenities, is even closer, ensuring everything you need is right on your doorstep. For those who commute, Shanklin train station is conveniently located nearby, providing a straightforward route to the mainland.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# Step inside

## 18 Wilton Park Road

This stunning period property in the heart of Shanklin offers the perfect blend of space, character, and modern convenience. Beautifully presented and boasting an array of period features throughout, this charming home is ideal for families looking for a spacious and well-located residence.

From the moment you arrive, this detached property exudes charm and elegance. Its attractive period façade is complemented by a spacious driveway with parking for two vehicles. Gated side access leads to the rear garden, a private and sun-soaked retreat ideal for relaxation with the useful addition of a lockable bike and tool shed. One of the standout features of this home is the beautifully renovated outbuilding, which has been transformed into a self-contained studio. Featuring a double bedroom, a modern shower room, and a living room with a kitchenette, this additional space is perfect for guest accommodation, a home office, or even an independent living area for a family member.

Upon entering the property, you are welcomed into a large porch—ideal for storing coats and shoes before stepping into the spacious hallway. The ground floor boasts a generous layout, offering multiple living spaces designed for family life. The bay-fronted lounge is bright and inviting, providing a superb space to unwind. The open-plan kitchen and dining area are equally impressive, featuring stylish décor and ample room for entertaining. A separate playroom provides a dedicated space for children, while a utility room adds further practicality to the home. A modern downstairs bathroom and a conservatory complement the spacious ground floor, creating a seamless flow of space throughout. Lastly, one of the home's five well-proportioned bedrooms is conveniently located on the ground floor and benefits from an en-suite bathroom.

Upstairs, the impressive period staircase leads to four additional bedrooms, including the principal suite, which also boasts a shower en-suite. The remaining bedrooms are well-presented and spacious, making them perfect for family members or guests. A contemporary family bathroom serves the upper level.

With its period charm, spacious interiors, and a fantastic location, this home is ready to welcome its next owners. Whether you are looking for a family home, a property with guest accommodation, or simply a beautiful house in a prime location, this residence ticks all the boxes









**Travel Information**

10.6 miles from Fishbourne to Portsmouth Ferry Terminal  
8.3 miles from Ryde High Speed Catamaran & Hover Travel  
13.5 miles from East Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

|  |           |
|--|-----------|
| Yaverland Sailing & Boat Club, Yaverland | 3.2 miles |
| Sandown & Shanklin Golf Club, Sandown    | 2.2 miles |
| Shanklin Rowing Club, Shanklin           | 0.7 miles |
| 1Leisure The Heights, Sandown            | 1.7 miles |

**Healthcare**

|   |                              |
|---|------------------------------|
| Doctors Surgeries                           |                              |
| The Bay Medical Centre, Sandown             | 01983 409292                 |
| The Bay Medical Centre, Shanklin            | 01983 862000                 |
| Ventnor Medical Centre, Ventnor             | 01983 857288                 |
| General Hospitals                           |                              |
| St Mary's Hospital, Parkhurst Road, Newport | 10.6 miles<br>(01983 822099) |

**Education**

Primary Schools  
St Blasius C of E Primary School, Shanklin  
Gatten & Lake Primary School, Shanklin  
The Bay CE Primary School, Sandown  
Broadlea Primary School, Sandown  
Newchurch Primary School, Newchurch

Secondary Schools/Colleges  
The Bay CE School, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Ryde School with Upper Chine School, Ryde  
The Island VI Form Campus, Newport  
Isle of Wight College, Newport

Learning Assisted Schools:  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
St. Catherine's, Grove Road, Ventnor

01983 862444  
01983 869910  
01983 403284  
01983 402403  
01983 865210

01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

**Entertainment**

Restaurants / Bars  
Pendletons, Shanklin Old Village  
The Crab, Shanklin Old Village  
The Village Inn, Shanklin Old Village  
Pavarottis, Shanklin Old Village  
The Steamer Inn, Shanklin Esplanade  
Fisherman's Cottage, Shanklin Esplanade  
The Waterfront Inn, Shanklin Esplanade  
The Hideaway, Shanklin Cliff Path

These bars and restaurants are available within a 5-minute radius of this home

**Local Attractions / Landmarks**

Shanklin Chine - Shanklin Old Village  
Rylstone Gardens - Shanklin  
The Wildheart Animal Sanctuary - Sandown  
Sandown Pier - Sandown  
Bembridge Fort – Culver Down  
Amazon World Zoo – Newchurch  
Adgestone Vineyard - Adgestone  
Carisbrooke Castle – Carisbrooke  
Monkey Haven Primate Rescue Centre – Newport  
Quarr Abbey - Binstead

## Ground Floor

Approx. 111.2 sq. metres (1197.4 sq. feet)



## First Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



## GROUND FLOOR

|                      |              |
|----------------------|--------------|
| Entrance Porch       | 13'2 x 4'4   |
| Hallway              |              |
| Lounge               | 15'9 x 13'11 |
| Bedroom 5            | 11'10 x 9'10 |
| En-Suite Shower Room | 8'1 x 2'7    |
| Dining Area          | 15'8 x 10'4  |
| Kitchen Area         | 15'1 x 10'4  |
| Play Room            | 14'6 x 7'4   |
| Utility Room         | 8'10 x 6'10  |
| Conservatory         | 11'2 x 6'9   |
| Bathroom             | 7'8 x 5'     |

## FIRST FLOOR

|                      |              |
|----------------------|--------------|
| Landing              |              |
| Bedroom 1            | 15'7 x 13'11 |
| En-Suite Shower Room | 8'8 x 5'5    |
| Bedroom 2            | 11'10 x 10'3 |
| Family Bathroom      |              |
| Bedroom 3            | 10'8 x 9'    |
| Bedroom 4            | 9'1 x 7'     |

## OUTBUILDING

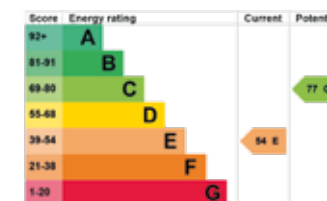
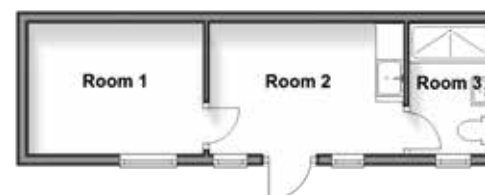
|                                    |            |
|------------------------------------|------------|
| Room 1 (Bedroom)                   | 10'5 x 7'8 |
| Room 2 (Living Room / Kitchenette) | 11'4 x 7'8 |
| Room 3 (Shower Room)               | 7'8 x 4'10 |

## OUTSIDE

Front Garden  
Driveway  
Rear Garden

## Outbuilding

Approx. 19.7 sq. metres (211.6 sq. feet)



Council Tax Band: F  
Tenure: Freehold

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