



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe reposessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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ISLE OF WIGHT  
PO37 7AA

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[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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WINDY RIDGE  
NEWPORT ROAD  
SANDOWN  
PO36 0JR

£425,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• DETACHED RESIDENCE • 3 BEDROOMS (2 WITH EN SUITE) • SEMI RURAL LOCATION • SUPER BACKGROUND DOWNLAND AND COUNTRYSIDE VIEWS • WELL PROPORTIONED ACCOMODATION • GENEROUS REAR GARDENS EXTENDING TO JUST UNDER AN APPROXIMATE 1/2 ACRE • AMPLE PARKING • GARAGE AND CAR PORT • NO ONWARD CHAIN

A substantial detached house occupying a generous plot in a semi-rural location and enjoying lovely background countryside and downland views from the rear elevations. Nearby there is a good Premier Convenience Store/Sub Post Office and the Morrison Superstore is only about x miles distant. The well proportioned accommodation is warmed by gas fired central heating and benefits include replacement uPVC double glazed windows, a conservatory extension to the rear leading to a raised deck and three bedrooms, two with en suite facility. Outside there is ample parking to the front, a good sized single garage, a car port and the rear gardens extend to just under an approximate half of an acre.

To fully appreciate this spacious home we would recommend an internal viewing. It comprises:

#### ENCLOSED ENTRANCE PORCH

Leading to

**FEATURE ENTRANCE HALL 15'8 x approx 13'6 (4.78m x approx 4.11m)**

With understairs storage.

**KITCHEN/DINER 18'max x 16'9 max (5.49mmax x 5.11m max)**

With built in hob and oven with extractor over. Potterton gas fired boiler.

#### FRONT LOBBY AREA

With cloakroom off.

**SIDE PORCH CONSERVATORY 16'9 x 5'11 (5.11m x 1.80m)**

**LOUNGE 18'7 max into side bay x 17'8 max into front bay (5.66m max into side bay x 5.38m max into front bay)**

**CONSERVATORY 13'1 x 11'10 (3.99m x 3.61m)**

With door leading to raised deck area (10'exc of recess x 13'11) with glazed enclosures overlooking the rear gardens with super views beyond.

Stairs leading to **FIRST FLOOR** and **LANDING**

**BEDROOM 1 19'9 max into bay x 15'4 exc of recess (6.02m max into bay x 4.67m exc of recess)**

Super views over the garden and the Downland beyond.

#### EN SUITE SHOWER ROOM

**BEDROOM 2 15'11 into bay x 10'5 (4.85m into bay x 3.18m)**

#### EN SUITE SHOWER ROOM

**BEDROOM 3 11'9 x9' (3.58m x2.74m)**

#### BATHROOM/WC

#### OUTSIDE

Block paved driveway providing ample parking. Good sized single garage (17'11 x 12'2) with remote control roller door with power and light. Car port (21' x 11') with covered store area to side. Side patio area. Two separate basement store areas, 17'7 x 14'9 average and 15'11 x 16'9, both with power and light. Further store area 12' x 11'4. The majority of the rear garden is laid to lawn and extends to approximately 300' in length and is just under an approximate half of an acre.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band E



