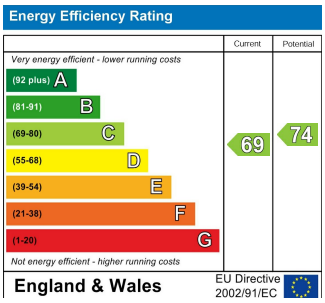


Floorplans are not to scale and for guidance only



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

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 repossessed 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

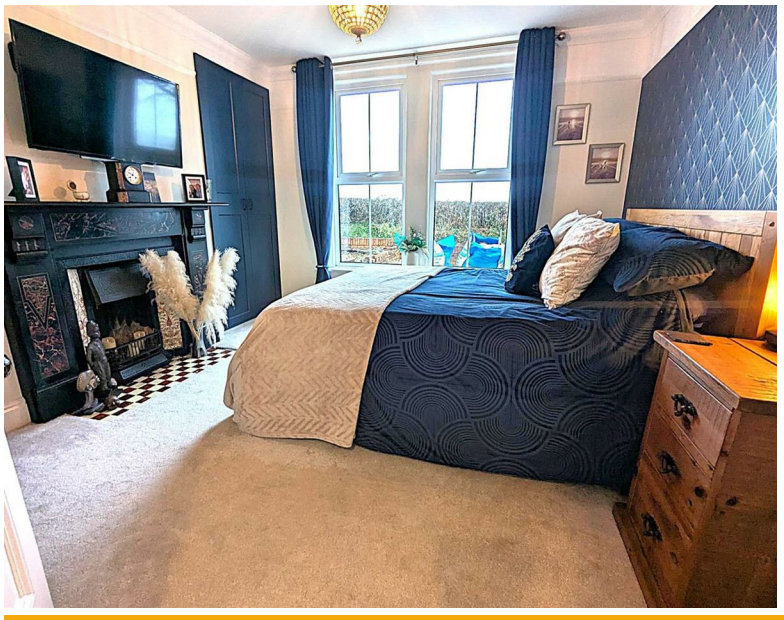
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

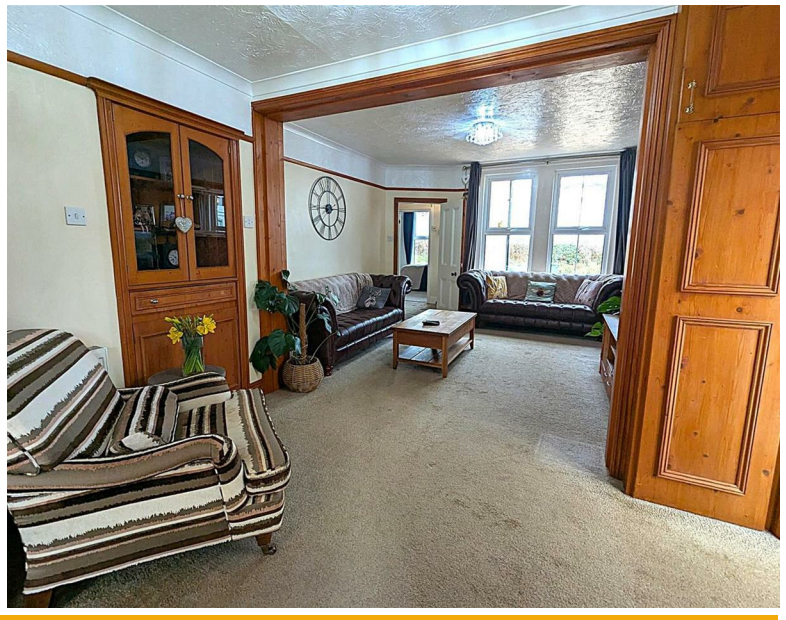
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

RIVENDELL
ALVERSTONE ROAD
QUEEN'S BOWER
PO36 0NZ

£465,000







01983 868 333
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• CHAIN FREE • 4 BEDROOM COUNTRY COTTAGE • DETACHED ANNEXE • AMPLE OFF ROAD PARKING • LARGE GARDENS (POTENTIAL PLOT) • WELL PRESENTED

Situated in the semi-rural Hamlet of Queen's Bower and with a direct access from the rear garden to Borthwood Copse this beautifully presented 4 Bedroom property really must be seen. Sitting on a large plot with mature gardens and to the rear and side and ample off road parking for several vehicles or motor home. We feel that subject to the necessary consent a potential plot could be created. To the rear of the garden is a superb detached Annexe which we feel could also suit someone working from home. The main property is well presented and offers spacious 4 Bedroom accommodation. The living area opens to a lovely country style Kitchen/Diner overlooking the mature gardens as does the Conservatory which is accessed from the Lounge. To fully appreciate this stunning and rare opportunity to own a property in this highly sought location, we would recommend a viewing.

ENTRANCE HALL

LOUNGE 13' x 12'7 (3.96m x 3.84m)

SNUG 10'3 x 6'4 (3.12m x 1.93m)
Door off to;

CONSERVATORY 16'3 x 14'2 (4.95m x 4.32m)

KITCHEN/DINER 21'8 max x 16'9 max being l shaped (6.60m max x 5.11m max being l shaped)

BEDROOM 1 12'5 x 12'3 (3.78m x 3.73m)

BATHROOM 10'11 x 8'9 (3.33m x 2.67m)
Fitted with a four piece suite

FIRST FLOOR - Landing

BEDROOM 2 (en-suite) 12'4 x 9'10 (3.76m x 3.00m)

EN-SUITE
Fitted three piece suite

BEDROOM 3 12'5 x 12'4 (3.78m x 3.76m)
Superb countryside views

BEDROOM 4 10'10 x 9' (3.30m x 2.74m)

DETACHED ANNEXE

OPEN PLAN LIVING/KITCHEN 13'7 x 13'6 (4.14m x 4.11m)
With double glazed double doors to the Terrace

SHOWER ROOM 7'9 x 6'9 (2.36m x 2.06m)
With three piece suite (connected to mains drainage)

OUTSIDE
Front: to the front of the property is a gravel driveway providing off road parking for several vehicles. Gated access to the side garden which is laid to patio which wraps around the conservatory (part of the patio is to be laid).
Rear: The mature rear garden is mainly laid to lawn with pathway leading to the Detached ANNEXE and good size Workshop. At the rear of the garden is a gate providing a direct access to Borthwood Copse providing many miles of stunning woodland walks.

SERVICES - All mains available

COUNCIL TAX - Band D

TENURE - Freehold



ARTHUR WHEELER
ESTATE AGENTS









