



Fiddlers Green
6 Paddock Road | Shanklin | Isle of Wight | PO37 6NZ

SELLER INSIGHT



We have been asked to say a few words about what we love, what we will miss when our home is sold and we move on.

We have had many years carrying out successful planned extensions, refurbishment and modernisations to give us a comfortable low maintenance home, this we have achieved.

We will miss our neighbours the quietness and the location to many amenities Shanklin Town has to offer.

Over the years we have hosted many successful gatherings, arranged street parties for Royal events in our garden for neighbours, friends and family who enjoyed the space and environment.

We are sad to be leaving but we are now pensioners and with age comes disability therefore we need to downsize to a smaller more manageable property before it's too late.

*We will miss our home. Fiddlers Green will provide any future residents comfort and space to relax in a beautiful split level bungalow in a quiet desirable area. Hope you enjoy the adventure as we have done.**



* 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

Fiddlers Green

Set in one of the area's most desirable locations on the edge of the picturesque Old Village, this impressive, detached split level property offers a rare combination of space, versatility and refined modern comfort. Beautifully presented throughout and positioned within easy reach of the shops, cafés and amenities of the nearby town centre, the property provides an exceptional lifestyle opportunity for those seeking both tranquillity and convenience.

From the moment you arrive, the home's generous proportions and thoughtful design become immediately apparent. A pair of high metal privacy gates opens onto a broad block paved driveway with parking for three vehicles, leading to the integral double garage. The enclosed front garden, framed by mature flowering shrubs and a sweeping pathway, creates a welcoming first impression, enhanced by tasteful exterior lighting that continues around the property.

Inside, the accommodation unfolds across multiple levels, offering a sense of openness and flexibility that is ideal for modern living. The entrance hall leads into a spacious dining room, perfect for entertaining, which flows effortlessly into the beautifully refitted kitchen. This contemporary space features quality fittings, ample work surfaces and direct access to a useful utility room. The main level also hosts three well proportioned bedrooms, including a generous principal suite complete with its own en suite bathroom. A stylish family bathroom and separate WC serve the remaining bedrooms, all of which enjoy excellent natural light thanks to the replacement UPVC double glazed windows.

Ascending to the upper level, the home reveals one of its most impressive features: a magnificent sitting area with an expansive footprint and elevated views. This striking space is complemented by an adjoining family area, creating a serene environment for relaxation, reading or simply enjoying the changing seasons. On the lower level, a study provides a quiet retreat for home working or hobbies, with direct access to the integral garage.

One of the property's standout assets is the self contained annexe, offering superb potential as a holiday let, guest accommodation or independent living space. Complete with its own kitchen/living area, hallway, bedroom and shower room, it provides privacy and comfort while remaining fully connected to the main residence.

The rear garden has been thoughtfully designed for low maintenance enjoyment and year round use. Laid mainly to patio and enhanced by feature lighting, a pumped cascading water feature and multiple power points, it is an ideal setting for outdoor dining and entertaining. A recently constructed pergola adds architectural interest, while the superb raised wooden deck with retractable awning and sail style cover creates a perfect spot for relaxing in sun or shade. Additional outside storage includes a large, powered shed and a separate garden store, ensuring ample space for tools, equipment and leisure items.

With gas fired zoned central heating, cavity wall insulation and a host of modern upgrades, this exceptional home combines comfort, practicality and charm in equal measure. Internal viewing is strongly recommended to fully appreciate the quality and scale of accommodation on offer.







Travel Information

11 miles from Fishbourne to Portsmouth Ferry Terminal
9.7 miles from Ryde High Speed Catamaran & Hover Travel
12.6 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

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.8 miles
Sandown & Shanklin Golf Club, Sandown	2.9 miles
Shanklin Rowing Club, Shanklin	1.2 miles
1Leisure The Heights, Sandown	2.2 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	10.1 miles 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
Lift Ryde, Ryde
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 537070
01983 861222
01983 567331
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
The Steamer Inn, Shanklin Esplanade
Fisherman's Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Hideaway, Shanklin Cliff Path
The Pointers Inn, Newchurch

These bars and restaurants are available within a 15-minute radius of this home

Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village
Rylstone Gardens - Shanklin
The Wildheart Animal Sanctuary - Sandown
Amazon World Zoo - Newchurch
Appuldurcombe House - Wroxall
Isle of Wight Donkey Sanctuary - Wroxall
Ventnor Botanic Garden - Ventnor
Robin Hill Country Park - Downend
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Quarr Abbey - Binstead

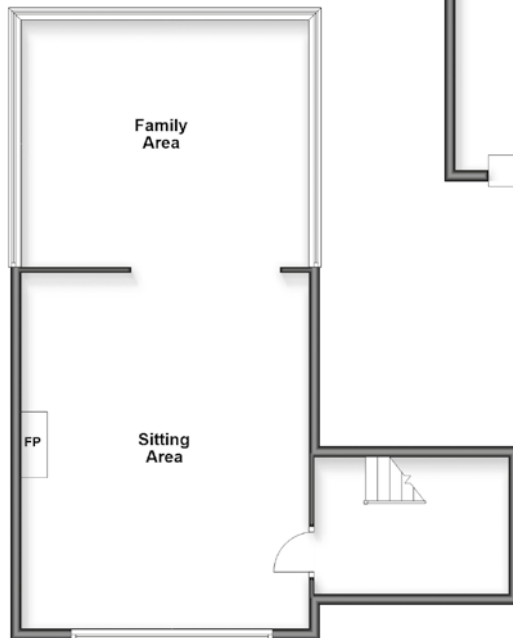
Split Level Ground Floor

Approx. 193.6 sq. metres (2083.9 sq. feet)



First Floor

Approx. 73.1 sq. metres (786.6 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hallway	
Dining Room	15'5 x 11'1
Kitchen / Breakfast Room	16'3 x 11'1
Utility Room	9'10 x 7'10
Bedroom 3	16'3 x 9'8
Inner Hallway	
Cloakroom	
Family Bathroom	7'1 x 7'
Bedroom 2	14'11 x 10'11
Bedroom 1	14'3 x 12'11
En-Suite Bathroom	9'3 x 8'9
Annex Kitchen / Living Room	15'4 x 8'7
Annex Hallway	
Annex Bedroom	15'5 x 8'11
Annex Shower Room	7'1 x 5'

FIRST FLOOR

Landing	
Sitting Area	21'9 x 17'11
Family Area	19'6 x 16'2

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	
Integral Double Garage	19' x 17'10

Council Tax Band: F
Tenure: Share of Freehold



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