



- Substantial Detached Home with 4 Double Bedrooms
- Large Sun Lounge & 2 Additional Reception Rooms
- Ample Driveway Parking & Detached Garage
- CHAIN FREE
- Country Style Kitchen with Pantry
- Outdoor Swimming Pool (above ground)
- Extensive Gardens with Outbuildings
- Boot Room & Home Office
- Self-Contained Annexe

Serena, Shanklin Road, Sandford, PO38 3AW

**CHAIN FREE - £605,000**

This substantial detached home was originally constructed in the 1920's and has been updated and well-maintained by the current owners. The property is surrounded by beautiful gardens (approximately 1 acre), and features a variety of useful outbuildings. Most notably, the detached garage and self-contained Annexe, which is ideal for guest accommodation or as a holiday letting opportunity (subject to the relevant consent). The above ground swimming pool and extensive lawned areas are an ideal space for families or garden enthusiasts alike.

The well-proportioned accommodation comprises a large sun lounge, separate sitting room, dining room, country style kitchen, home office, boot room, and shower room on the ground floor, with 4 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from ample off road parking for 5/6 cars provided by the large gravelled driveway.

The beautiful countryside setting, family-friendly accommodation and extensive gardens with outbuildings makes this an ideal home for anyone looking to fully embrace Island life in one of its most picturesque settings. The nearby town of Shanklin is only 10 minutes away by car. The property is located on a bus route providing a regular service to the Island's principal town of Newport and Ryde with its mainland ferry connections. The nearby village of Godshell is only a mile away and provides access to a local convenience store/sub-post office, 2 popular pubs and a primary school.



**Sun Lounge**

31'3 x 11'1 max (9.53m x 3.38m max)

**Inner Hallway****Sitting Room**

13' x 12'11 (3.96m x 3.94m)

**Dining Room**

13' x 13' (3.96m x 3.96m)

**Kitchen**

15'10 x 9' (4.83m x 2.74m)

**Shower Room****Utility Room****Boot Room****Home Office**

8'11 x 5' (2.72m x 1.52m)

**Store Room**

12'7 x 8'10 (3.84m x 2.69m)

**First Floor Landing****Bedroom 1**

15'6 x 13' (4.72m x 3.96m)

**Bedroom 2**

13' x 12'11 (3.96m x 3.94m)

**Bedroom 3**

11'11 x 9' (3.63m x 2.74m)

**Bedroom 4**

9'8 x 9 (2.95m x 2.74m)

**Family Bathroom****Outside**

To the front of the property the gravelled driveway provides ample off road parking and access to the detached garage (21'11 x 11'7). The extensive gardens surround the property and feature a variety of outbuildings, including a self-contained annexe with an open-plan lounge/kitchen area, double bedroom and shower room. The above-ground pool is enclosed with fencing.



**Annexe Lounge/Kitchen**  
15'3 x 12'10 (4.65m x 3.91m)

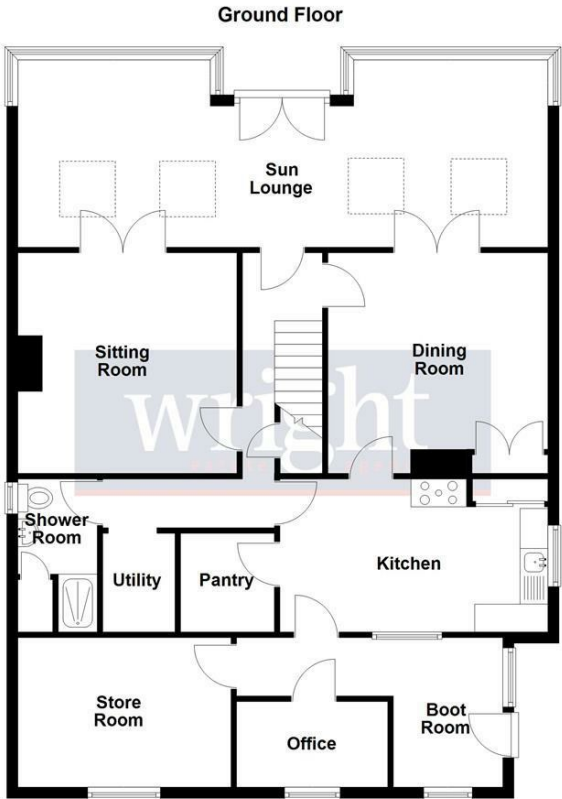
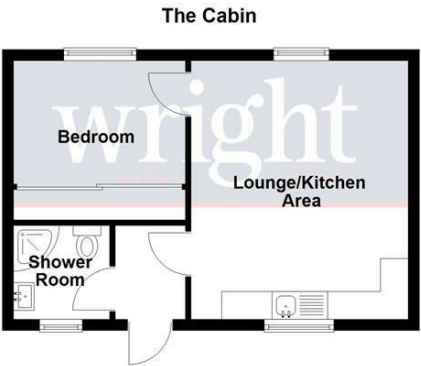
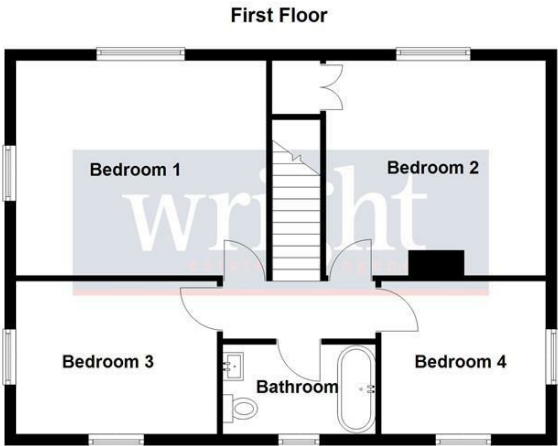
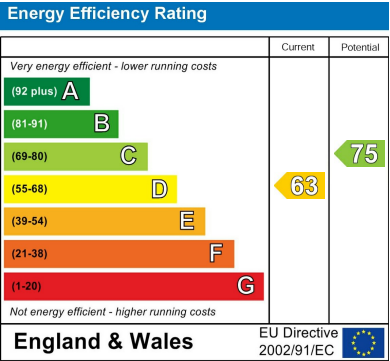
**Annexe Bedroom**  
10'1 x 9'4 (3.07m x 2.84m)

**Annexe Shower Room**

**Services**  
Unconfirmed: gas, electric, telephone, and mains water.

**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.



**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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



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