



OVER 60?
Secure this property
for up to **59% less!**¹

Guide Price
£365,000

Freehold

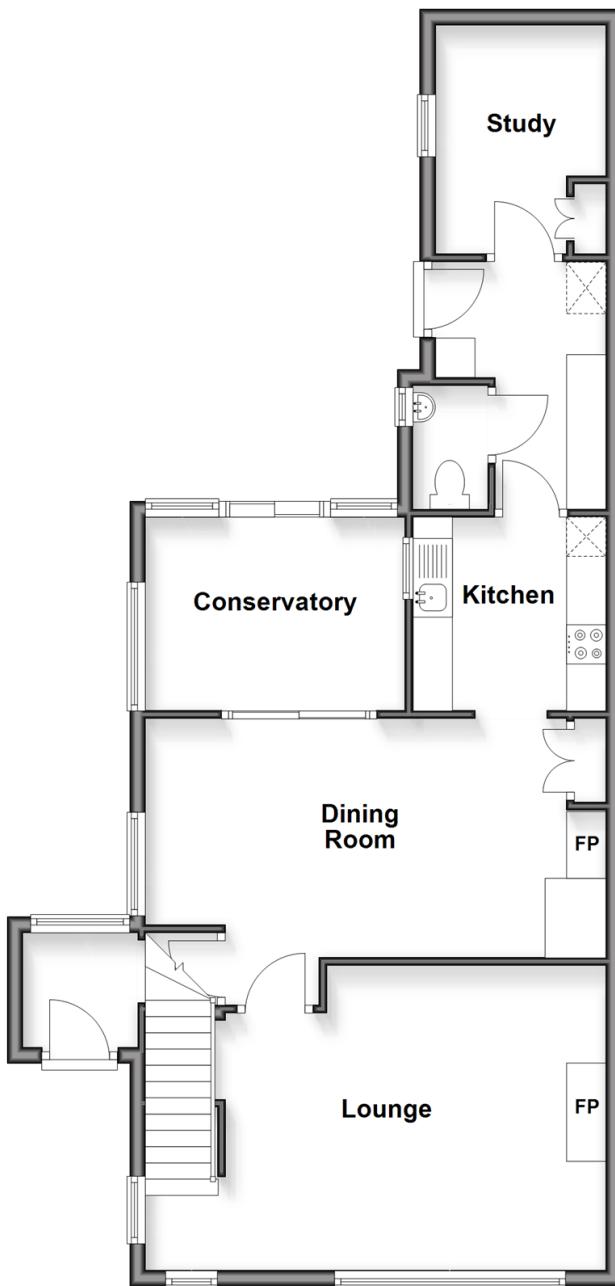
3x 1x 2x

**Grove Cottages,
Warlands Lane,
Shalfleet, Newport, Isle
of Wight, PO30**

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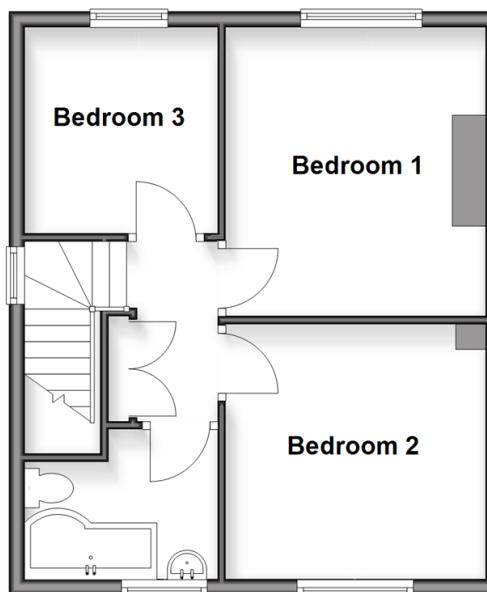
Ground Floor

Approx. 72.5 sq. metres (780.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 19'3 x 12'7 (5.87m x 3.84m)
Dining Room: 18'1 x 10'0 (5.52m x 3.05m)
Conservatory: 11'0 x 7'6 (3.36m x 2.29m)
Kitchen: 8'0 x 8'0 (2.44m x 2.44m)
Cloakroom: 5'2 x 2'7 (1.58m x 0.79m)
Utility: 10'5 x 7'3 (3.18m x 2.21m)
Study: 9'5 x 7'2 (2.87m x 2.19m)

FIRST FLOOR

Landing

Bedroom 3: 8'8 x 8'0 (2.64m x 2.44m)
Bedroom 1: 12'4 x 10'8 (3.76m x 3.25m)
Bedroom 2: 11'0 x 11'0 (3.36m x 3.36m)
Bathroom: 8'0 x 6'3 (2.44m x 1.91m)

OUTSIDE

Off Road Parking

Front Garden

Rear Garden

Summer House: 18'6 x 13'4 (5.64m x 4.07m)



Main features

- Large family home with summer chalet in the garden
- Fabulous features throughout the home, open brick fireplace & high ceilings
- Off road parking for multiple cars & walking distance to the village shop
- Upgraded triple glazed windows with solar panels
- Ground floor study with entertaining dining area



Nearest Schools

St. Saviour's Catholic Primary School
Freshwater and Yarmouth C of E Primary School
Christ the King College, Newport
Carisbrooke College, Newport
Isle of Wight College, Newport



Transport Information

There is a local bus service to all parts of the Island including the ferry terminus at Yarmouth. Plus, local weekday service of the FYT bus.



Grove Cottages, Warlands Lane, Shalfleet, Newport, Isle of Wight, PO30



Directions

For directions to this property please contact us.



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Call Freshwater Branch 01983 756222 ■ pittis.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:
C(71) ■ POTENTIAL:
B(84)
60218695/20260117/REP/CG