



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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

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

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£745,000



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- **SUPERB OLD VILLAGE LOCATION** • **SELF CONTAINED ANNEXE** • **3 RECEPTION AREAS** • **DOUBLE GARAGE AND MATURE GARDENS** • **3 BEDROOMS PLUS ANNEXE MASTER EN-SUITE** • **INDIVIDUAL SPLIT LEVEL PROPERTY**

An individual spacious Detached Split-Level House and being well located in a premium location being on the edge of the picturesque Old Village and being close to the shops and amenities of the nearby Town Centre. The property offers very well presented accommodation and benefits include gas fired zoned central heating, replacement uPVC double glazed windows and refitted Kitchen & Bathroom Suites. Additional features include cavity wall insulation, and external sensor lighting. Additionally there is a Double Garage, Outside Storage Areas and a Self-Contained Annexe Flat which could suit provide an additional income as a holiday let. To truly appreciate this superb residence we would recommend an internal viewing. It comprises:-

GROUND FLOOR - Entrance Hall

DINING ROOM 15'5 x 11'1 (4.70m x 3.38m)

KITCHEN 16'4 x 11'8 (4.98m x 3.56m)

UTILITY ROOM 9'11 x 7'10 (3.02m x 2.39m)

BEDROOM 1 14'2 x 13' (4.32m x 3.96m)

EN-SUITE BATHROOM

BEDROOM 2 14'10 x 10'10 (4.52m x 3.30m)

BATHROOM

BEDROOM 3 16'3 x 9'8 (4.95m x 2.95m)

SEPARATE WC

UPPER LEVEL

SITTING ROOM 21'9 x 17'11 (6.63m x 5.46m)

SUN ROOM 19' x 16'2 (5.79m x 4.93m)

LOWER LEVEL - From the Entrance Hall there are st

STUDY/OFFICE

INTEGRAL GARAGE 17'11 x 17'9 (5.46m x 5.41m)

ANNXE/HOLIDAY APARTMENT

KITCHEN/LIVING ROOM

INNER HALLWAY

BEDROOM 15'4 x 8'11 (4.67m x 2.72m)

SHOWER ROOM

OUTSIDE

A pair of high metal gates with mesh inserts leading to a block paved Driveway providing space for three cars and leading to the INTEGRAL GARAGE. There is a separate gated side entrance to the Annexe/Holiday Accommodation. Further gated side access leading to the Rear Garden. Enclosed Walled Front Garden with sweeping easy access pathway providing access to the front of the property with flowering shrub borders. Lighting to the Front Entrance.

Sensor lighting to side and rear passages and Enclosed Rear Garden laid mostly to Patio with feature external lighting , pumped cascading water feature. Outside power sockets. Recently constructed Pergola. SUPERB RAISED REAR WOODEN DECK 15'6 x 10'2 (4.73m x 3.11m) with retractable sun awning and additional sail type sheet providing a removable cover.

Outside Stores comprising:-

SHED 17'10 x 7'3 exclusive of door recess (5.45m x 2.23m) with power and light.

GARDEN STORE 7'11 x 5'8 (2.41m x 1.74m) with recess covered front.

SERVICES - All mains available

TENURE - Freehold (to be confirmed)

COUNCIL TAX - Band F

