



- Substantial Detached Home
- Kitchen/Family Room & Utility Room
- Ample Driveway Parking for 5+ Cars
- 4 Bedrooms (Bed 1 with Dressing Room)
- Downstairs Bathroom & First Floor Shower Room
- Self-Contained Annexe
- Large Lounge/Dining Room & Breakfast Room
- Pretty Front & Rear Gardens
- Sought After Village Location

Rushvale High Street, Godshill, PO38 3HH

£499,950

This impressive detached home is located in the heart of Godshill, a popular village boasting a variety of pub/eateries to choose from, a popular local primary school, convenience store/sub-post office, doctor's surgery, and bus stops providing a regular service to Shanklin, Ventnor and Newport. Godshill is surrounded by miles of un-spoilt countryside, with extensive footpaths and bridleways to explore.

The flexible accommodation comprises a generously-sized lounge/dining room, kitchen/family room, utility, breakfast room, bedroom and bathroom on the ground floor, with a further 3 bedrooms, dressing room and shower room on the first floor. Additionally, the property benefits from a large front garden, ample driveway parking and an enclosed rear garden with a good degree of privacy and seclusion.

The sought after village setting with easy access to local amenities and flexible accommodation offering scope for a self-contained annexe with holiday let potential makes this an ideal home for multi-generational living, a growing family or anyone simply looking to enjoy Island life in one of it's most popular village locations. A viewing is recommended to fully appreciate everything this truly fantastic home has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room

25' x 16'8" narrowing to 12'5" (7.62m x 5.08m narrowing to 3.78m)

Kitchen/Family Room

22' max x 9'9" (6.71m max x 2.97m)

Utility Room

11'6" x 4'7" (3.51m x 1.40m)

Breakfast Room

12'5" x 10'5" (3.78m x 3.18m)

Inner Hallway

Bathroom

9'10" x 5'5" (3.00m x 1.65m)

Bedroom 4

15'9" x 7'4" (4.84m x 2.24m)

First Floor Landing

Bedroom 1

13'9" max x 12'4" max (4.19m max x 3.76m max)

Dressing Room

11'4" x 7'10" (3.45m x 2.39m)

Bedroom 2

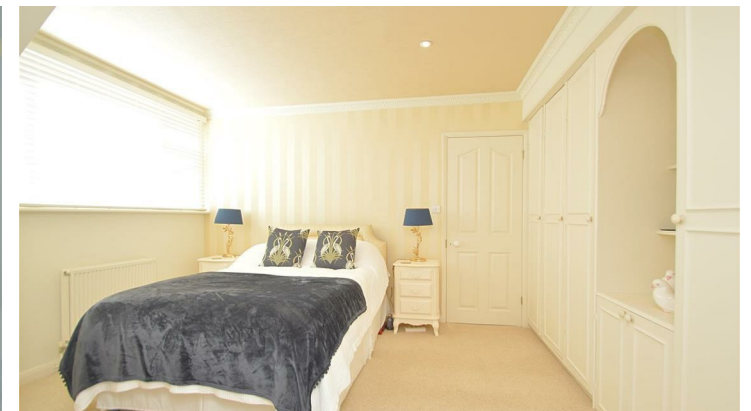
10'2" x 8'5" (3.10m x 2.57m)

Bedroom 3

10'5" narrowing to 6'11" x 8'5" max (3.18m narrowing to 2.11m x 2.57m max)

Shower Room

6'11" x 4'8" (1.83m x 1.42m)



Outside

To the front of the property the large lawned garden features a variety of well-manicured shrubs and hedges. The driveway provides ample off road parking for at least 5 cars. The enclosed rear garden enjoy a good degree of privacy and is laid mainly to lawn with 2 patio areas, raised beds and a garden shed.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	



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Viewing: Date Time