



- Superb Detached Home
- 2 Reception Rooms, Study & Conservatory
- Peaceful Village Setting
- 4 Bedrooms
- Ample Driveway Parking
- Beautifully Presented Accommodation
- Quality Fitted Kitchen/Dining Room
- Established, Mature Gardens
- Viewing Recommended!

Highfield, Ashknowle Lane, Whitwell, PO38 2PP

£625,000

This imposing detached home has undergone extensive refurbishment by the current the vendors, enjoying an elevated and secluded position surrounded by mature gardens with a good degree of privacy and seclusion. The popular village setting is surrounded by miles of un-spoilt countryside to explore, and the village pub is only a stone's throw away. The neighbouring village of Niton provides access to a local convenience store, primary school, and doctor's surgery. Ventnor is only 10 minutes away by car and offers a range of independent shops, access to the seafront, and a variety of popular eateries to choose from.

The beautifully presented accommodation comprises an impressive kitchen/dining room, separate sitting room, secondary reception room, study, conservatory, and a cloakroom on the ground floor, with 4 bedrooms and the family bathroom on the first floor. Additional benefits include ample driveway parking, established gardens with a good degree of privacy and seclusion surrounding the property, and a large outbuilding which would make an ideal home office, games room or garden bar.

The picturesque village setting, spacious and flexible living accommodation, beautiful mature gardens, and ample off road parking makes this an ideal home for anyone looking to enjoy Island life and its many benefits in one its most popular semi-rural village locations. A viewing is an absolute must to fully appreciate everything this truly superb detached property has to offer!



Porch

Entrance Hall

Cloakroom

Kitchen/Dining Room

17'2 x 14'11 into bay (5.23m x 4.55m into bay)

Sitting Room

14'9 into bay x 12'9 (4.50m into bay x 3.89m)

Reception Room

11'9 x 9'11 (3.58m x 3.02m)

Study

8' x 5'11 (2.44m x 1.80m)

Conservatory

10'2 x 9' (3.10m x 2.74m)

First Floor Landing

Bedroom 1

14'5 into bay x 12'9 (4.39m into bay x 3.89m)

Bedroom 2

11'8 x 9'11 (3.56m x 3.02m)

Bedroom 3

12'3 into bay x 9'4 (3.73m into bay x 2.84m)

Bedroom 4

9'8 x 7'6 (2.95m x 2.29m)

Family Bathroom

12'9 x 6'9 (3.89m x 2.06m)



Outside

The property is accessed by a private driveway off Ashknowle Lane. The driveway leads to a gravelled parking area for several cars. Mature gardens surround the property featuring a variety of established plants, shrubs and trees. There is a patio area and garden pond to the rear of the property, with a large outbuilding (19'3 x 11'4) located to the side, which would make an ideal home office, games room or garden bar.

Services

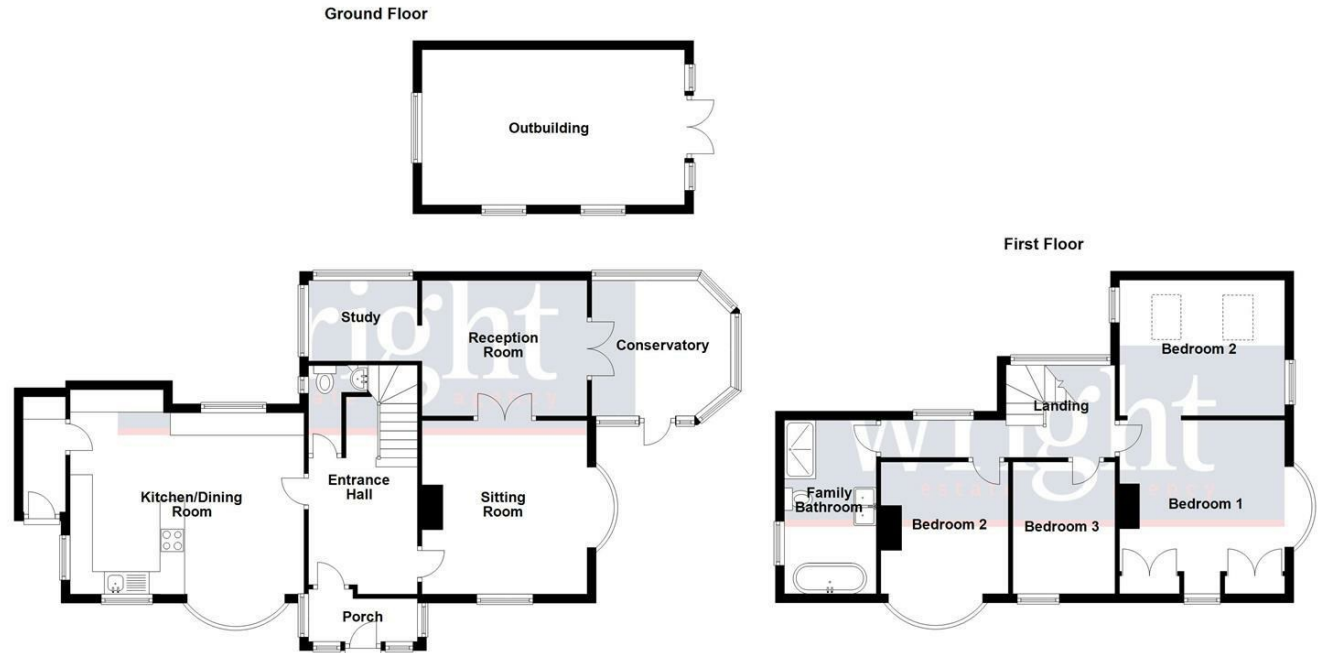
Unconfirmed: electric, telephone, mains water and drainage.

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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	54
(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