



- Detached Chalet Style Home
- Low Maintenance Gardens
- Downstairs Shower Room

- 2/3 Bedrooms (2 En Suite)
- Driveway Parking
- Close to Local Amenities

- Large Lounge/Dining Kitchen Area
- Countryside Views
- Viewings Welcome

Fox Cottage Coach Lane, Brading, PO36 0HT

**£395,000**

This modern chalet style home is located on the outskirts of Brading, and enjoys lovely views across the neighbouring fields. The local high street provides access to a convenience store, bus stops with a regular service between Ryde and Sandown, and several pubs to choose from. The nearby train station provides direct ferry connections to the mainland.

The flexible accommodation comprises a large open-plan lounge/diner/kitchen, shower room with a utility area, and bedroom/sitting room on the ground floor, with 2 bedrooms (both en suite) on the first floor. Additionally, the property benefits from a driveway providing off road parking for 2 cars, a lawned front garden, and an enclosed rear garden, which is paved for ease of maintenance.

The convenient location and flexible accommodation makes this an ideal home for anyone looking to enjoy Island life and its many benefits. A viewing is recommended to fully appreciate everything this fantastic detached home has to offer!



# Accommodation

## Entrance Hall

## Lounge/Diner/Kitchen

31'6 max x 14'4 max (9.60m max x 4.37m max)

## Shower Room/Utility Area

8'6 x 6'4 (2.59m x 1.93m)

## Bedroom 3/Sitting Room

15'9 x 9'9 (4.80m x 2.97m)

## First Floor Landing

## Bedroom 1

21'5 x 11'7 plus recess (6.53m x 3.53m plus recess)

## En Suite

6'10 x 6'6 (2.08m x 1.98m)

## Bedroom 2

14'2 x 12'2 max (4.32m x 3.71m max)

## En Suite

5'6 x 5'6 (1.68m x 1.68m)

## Outside

To the front of the property the garden is laid to lawn. The gravelled driveway provides off road parking for 2 cars. Gated side access leads to the enclosed rear garden, which is laid to paving for ease of maintenance,



**Services**

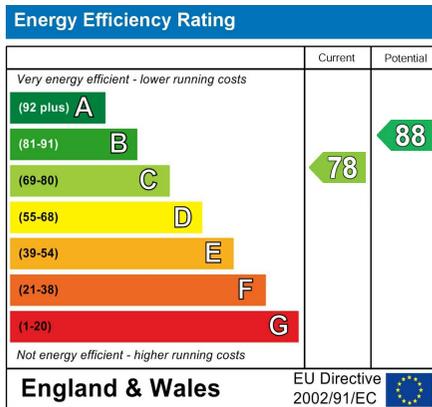
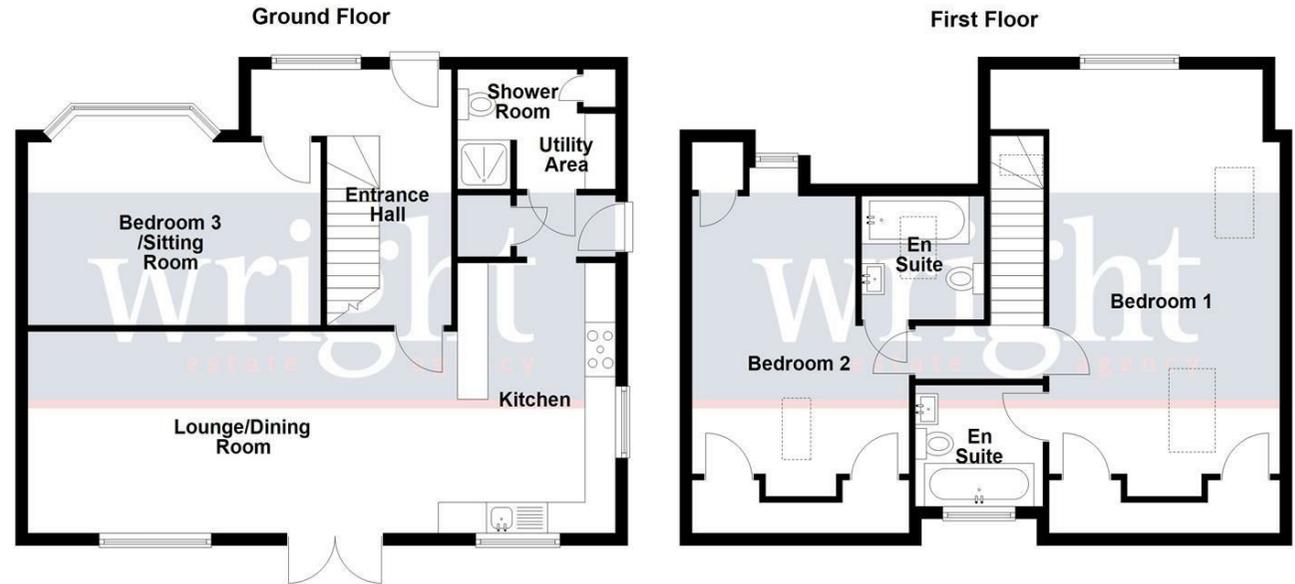
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band D - 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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**Viewing:**      Date .....      Time .....