shanklin@wright-iw.co.uk

wright estate agency

- Charming Detached Cottage
- Recently Fitted Kitchen & Separate Utility Area
- Updated Shower Room & Downstairs W.C
- 3 Double Bedrooms
- Off Road Parking & Garage
- Ideal Family Home
- 2 Reception Rooms
- Popular Village Location
- Viewings Welcome

Shute Cottage High Street, Whitwell, PO38 2PY

£449,950

This charming character cottage is located in the heart of Whitwell, a picturesque village towards the south of the Island. The local public house is a short stroll from the property and miles of unspoilt countryside surround the village, with extensive bridleways and footpaths to explore. The neighbouring village of Niton is only a few minutes away and offers access to a convenience store, doctor's surgery, village school and several popular eateries to choose from.

The very well-presented accommodation has been extended by the current owners and comprises a lounge, separate dining room, recently updated kitchen, utility area and cloakroom on the ground floor, with 3 double bedrooms and a large shower room on the first floor. Additionally, the property benefits from a driveway providing off road parking, a detached garage and well-kept cottage garden with an array of established plants and shrubs.

The sought after village location and generous family-friendly accommodation makes this an ideal home for anyone looking to enjoy life in one of the Island's most popular countryside villages, and a viewing is a must to fully appreciate everything this truly beautiful detached home has to offer. Contact our Shanklin office for more information.

Accommodation

Porch

Entrance Hall

Lounge
14'3 x 13' (4.34m x 3.96m)

Dining Room
14'2 x 13'2 (4.32m x 4.01m)

Kitchen
14'1 x 9' (4.29m x 2.74m)

Rear Lobby
8'10 x 5'8 (2.69m x 1.73m)

Utility Area
5'11 x 5'8 (1.80m x 1.73m)

Cloakroom

First Floor Landing

Bedroom 1
15'7 x 14'2 (4.75m x 4.32m)

Bedroom 2
14'2 x 12'11 (4.32m x 3.94m)

Bedroom 3
14'2 8'8 (4.32m 2.64m)

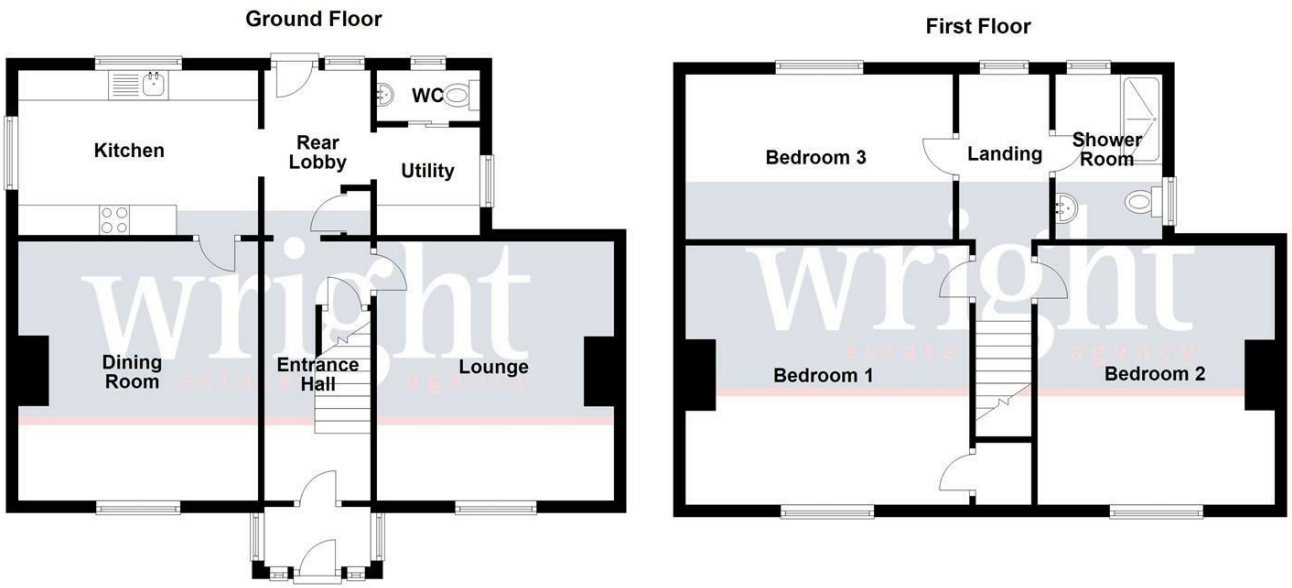
Shower Room
8'7 x 6'1 (2.62m x 1.85m)

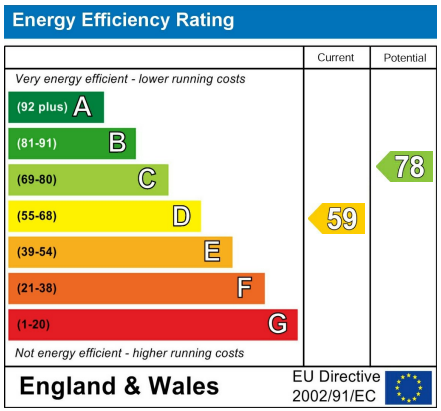
Outside
The front of the property the garden is enclosed with gated access. The driveway provides off road parking and access to the detached garage. Gated side access leads to the well-kept rear garden, which is laid mainly to lawn with a patio area and pergola.

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

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 fitments, 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.

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The Property Ombudsman

Viewing: Date ..... Time .....