

## Sandown, Isle of Wight



- **Detached family home**
- **3 Bedrooms**
- **Fantastic open plan Kitchen/Diner**
- **Off road parking**
- **Garden Studio**



## About the property

A charming, characterful and beautifully extended family home with off road parking, set within the popular seaside town of Lake and located within all, but a moments' walk to the scenic cliff path and the golden beaches of Sandown and Shanklin; You'll never tire of the stunning coastal views that this location has to offer, or the enjoyment of relaxing in the sun on the beach on a lazy summer's afternoon.

As you enter the property into a well sized hallway housing a downstairs w/c, you will be drawn into the open plan living space. As you first enter this space, you will be wowed! The pitched ceiling, with Velux windows and bi-fold doors draw in light from all angles. The large open plan Kitchen, dining and family area was added in recent years by the current owners. However, it has been added so sensitively, you would have assumed it was part of the original house. This space is perfect for entertaining friends or a larger family.

If you also want a cosy spot in the house for long winter nights, this house has it too. The original bay fronted reception room been retained. This room is separated from the rest of the ground floor accommodation by bi folding oak and glass doors, so you can light the fire on a winters' night and wrap up and read a book or watch your favourite film; or the partitioned doors can be fully opened making the whole ground floor open plan.

Upstairs, you will find two double bedrooms supported by a third and a modern fitted shower room. Both sides of the house have a wonderful outlook, from the front views stretching as far as Chillerton Down in one direction and the vines of Adgestone Vineyard in the other. The rear bedroom benefits from an outlook over Los Altos Park, another amenity this property benefits from being just a stones' throw away

Externally, the property continues to impress, with off road parking for several vehicles to the front. In the rear garden, you are greeted with a patio area, perfect to help bring the inside out, in the summer months. Beyond this, the garden is mainly laid to lawn with some mature but small trees. At the back of the garden is a really special addition to the property, a large garden room, perfect for a hobby or a home office.

Council Tax Band D

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'7 x 13'

Kitchen/Diner 24'8 x 19'

Utility Room 16'2 x 5'5

Downstairs Cloakroom W/C

### FIRST FLOOR

Landing

Bedroom 1 13' x 12'1

Bedroom 2 13'1 x 11'11

Bedroom 3 8'7 x 8'5

Shower Room

### OUTSIDE

Off Road Parking for several cars

Side Access

Rear Garden

Patio Area

Summer House with decking

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

