



*Susan Payne* PROPERTY  
PROUDLY PRESENT FOR SALE



# 23, Vaughan Way

Shanklin, Isle of Wight PO37 6SD



Presenting a substantial detached family home benefitting from four bedrooms, four reception rooms, three bathrooms and a downstairs cloakroom. Outside enjoys a rear garden with a driveway, double garage, and approximately 2.5 acres of land.

- Fantastic, detached family home
- Contemporary family bathroom
- Large kitchen diner with adjoining sunroom
- Detached garage with accommodation above
- Approx 2.5 acres of additional land
- Four double bedrooms (two with en-suites)
- Downstairs cloakroom and separate utility room
- Four reception rooms with beautiful views
- Landscaped rear garden with elevated decking
- Driveway and double garage parking

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Well maintained throughout for the past 17 years by the current owners, this fantastic family home has many advantages featuring four reception rooms including a south-facing sunroom, a spacious kitchen-breakfast room equipped with an island and breakfast bar, a utility room, and a downstairs cloakroom. The first floor enjoys four fantastic bedrooms with the opportunity to create a fifth bedroom, a modern family bathroom and two en-suites with one needing modernisation. From each of the bedrooms is a glorious view towards the sea or the downs and its south-facing position fills the house with sunlight. Outside is a fantastic, landscaped garden which offers ample decking providing the opportunity to lounge or dine al fresco style, and also offers an untouched wildlife haven with trees and plants offering a fantastic place to watch the visiting wild birds and native red squirrels. To the side of the property is approximately 2.5 acres of additional land which boasts ample opportunity. Large solar panels can also be found in this space which are connected to the house and provide a small financial return. A detached double garage with a block paved driveway to the side of the house presents off-road parking as well as additional accommodation above offering huge potential to be used as an office space or additional guest accommodation.

Offering a convenient lifestyle within a quiet cul-de-sac, this gorgeous family home is ideally located within a short distance to plenty of local amenities including a large convenience store, supermarkets, and a medical centre. A selection of unique shops, a superb choice of eateries, and a number of great places for family entertainment are also very close by such as popular cream tea establishments in the charming Shanklin Old Village, traditional seafront amusements and expansive sandy beaches, as well as a local theatre hosting top acts all year round. The area also offers a number of scenic footpaths which lead into Shanklin Old Village and along the expansive seafront or onto the majestic cliffs at Luccombe and towards Ventnor. Regular bus and train services are within easy reach providing transport connections across the Island, plus the train from Shanklin conveniently links to the high-speed mainland foot passenger service from Ryde Pier to Portsmouth Harbour.

The accommodation comprises of a large entrance hall leading to a downstairs cloakroom, cloak cupboard, stairwell to the first-floor landing, four reception rooms, the kitchen-breakfast room, and two storage cupboards. The stairwell leads onto a spacious first-floor landing which leads to four double bedrooms (two with en-suites) and the family bathroom.

### **Welcome to 23 Vaughan Way**

This beautiful double fronted detached family home boasts a fantastic, stepped walkway with a low-level brick wall at either side and two pillars with lanterns, leading up to the canopy porch and front door. A small, grassed lawn at either side of the walkway is at the front of the property and mature flower beds frame the front façade perfectly. The green painted multi-pane front door leads into the entrance hall.

### **Entrance Hall**

*19'10 max x 19'04 max (6.05m max x 5.89m max)*

Presenting an impressive entrance hall with beautiful solid oak flooring and a grand stairwell, this space provides access to four reception rooms, a downstairs cloakroom, and the kitchen-breakfast room. Enjoying natural light from the window to the front aspect and from the south-facing rooms to the rear aspect, this space is lit by two ceiling lights and heated by two radiators. Offering ample storage with a cloak cupboard, understairs cupboard, and a storage cupboard, this entrance hall also provides ample space for furniture. This space is finished with white wall décor and natural wood features.

### **Cloakroom**

Comprising a dual flush w.c, a pedestal hand basin with a chrome mixer tap and a terracotta-coloured tile splashback with seaside themed feature tiles, and an obscure glass window to the front aspect. This space is painted in a warm yellow and has natural wood skirting board features. Heated by a small radiator and lit by a pendant ceiling light, this room also contains neutral floor tiles.





### **Living Room**

*19'04 x 13'03 max (5.89m x 4.04m max)*

Benefiting from a south-facing position and dual aspect windows boasting views out to the rear garden and the downs beyond. This beautifully bright living room enjoys a fantastic brick-built inglenook fireplace housing a log burner and also provides french doors leading out onto the decked patio area which also floods the room with sunshine. This room is lit by recessed ceiling lights and heated by a large radiator. Additionally, this room is finished with a neutral carpet, white wall décor and natural wooden features including skirting boards and doorframes which continue through most of the house.

### **Games Room**

*15'09 max x 12'01 max (4.80m max x 3.68m max)*

Offering dual aspect windows to the side and a bay window to the front, this space comprises two radiators to keep the room cosy, a pendant ceiling light to illuminate this space, and pale green wall décor. A neutral carpet in this room compliments the natural wood features. From the bay window at the front is a glimpse of the sea plus gorgeous views over Shanklin and the downs beyond. This space creates a fantastic space for a games room or an additional reception room.

### **Dining Room**

*15'10 max x 13'03 max (4.83m max x 4.04m max)*

This fabulous room creates the perfect setting for a dining room with dual aspect windows to the side and a bay window to the front with views over Shanklin and to the downs beyond plus a glimpse of the sea to one side. Featuring a neutral carpet and natural wood accents, this room provides ample space for a large dining set as well as space for additional furniture. Heated by two radiators and lit by a multi-bulb ceiling light, this room is finished with a pale blue wall colour.

### **Kitchen - Breakfast Room**

*24'11 max x 18'00 max (7.59m max x 5.49m max)*

A generous kitchen-breakfast room provides a fantastic space for all the family. With gorgeous flagstone tile floors, this beautiful room offers an expansive U-shaped kitchen with an island and a separate breakfast bar. White cottage style base and wall cabinets line part of the room and display a neutral speckled granite worktop with a matching upstand, integrating an under-mounted sink with a chrome swan neck mixer tap and an electric hob within the island. The base units integrate a dishwasher, electric oven, as well as provide an alcove for an American style fridge freezer. A wooden timber support feature creates a fantastic cottage atmosphere with recessed ceiling lights and wooden skirting boards and doorframes. This space is naturally lit by dual aspect windows to the south-facing rear and the side aspect, plus French doors leading into the south-facing sunroom at the rear. A spacious breakfast bar provides seating with additional space behind for a dining set. Providing access to a small utility room and to the sunroom, the kitchen is finished with a neutral complementary tile splashback, an extractor fan, and warmed by two radiators.

### **Utility Room**

*8'08 x 5'06 (2.64m x 1.68m)*

Providing additional base and wall units in the same style as the kitchen units with a wood effect worktop integrating a stainless-steel sink and drainer with a chrome swan neck mixer tap and a neutral tile splashback behind. With under-counter space and plumbing for a washing machine, this room also includes the boiler within a concealed cupboard and the electrical consumer unit. A partially glazed door leads out to the driveway and garden from here. Lit by a recessed ceiling light, this space also has a radiator, an extractor fan, and is finished with stone effect floor tiles complemented by a neutral wall colour.



### **Sunroom**

*17'08 x 11'05 (5.38m x 3.48m)*

Occupying a fantastic south-facing position, this glorious sunroom provides ample space for lounging furniture as well as dining furniture. Benefitting from a pentagonal shape with windows on each wall, this room enjoys sunshine throughout most of the day and provides panoramic views of the rear garden. French doors step out onto the decked area at the rear of the property. With white wall décor, neutral carpets and partially tiled with terracotta style floor tiles, this room is lit by two wall lights and heated by two radiators.

### **First Floor Landing**

*19'07 max x 19'06 max (5.97m max x 5.94m max)*

Offering a substantial first-floor landing with a large window to the front aspect, this space can be accessed by a pale blue carpeted stairwell from the entrance hall. Creating access to four double bedrooms, an airing cupboard, the family bathroom, and the loft hatch, this space does have the potential to be an additional bedroom if required. A white spindle banister with a wooden handrail surrounds the stairwell and the natural wooden features continue around the space and the loft hatch. This space is lit by a pendant ceiling light, a multi-bulb ceiling light and is finished with white wall décor.

### **Bedroom One**

*17'08 x 13'03 max (5.38m x 4.04m max)*

This beautiful double bedroom offers dual aspect windows to the rear and side aspect with views towards the downs on one side and the garden to the rear. Hosting an expansive fitted wardrobe, this room is lit by recessed ceiling lights and heated by a single large radiator. Decorated with neutral wall décor and a pink carpet, this room is filled with natural sunlight and boasts an en-suite shower room.

### **En-Suite Shower Room**

Consisting of a large walk-in shower with a chrome shower head and 'Mira' digital thermostatic controls, a dual flush w.c, and a large vanity hand basin unit with a chrome mixer tap and a wall-mounted mirrored cabinet with recessed lighting. Neutral floor and wall tiles can be found here with stone effect wall tiles midway and a skirting strip. Featuring a chrome heated towel rail and an obscure glass window to the rear aspect, this room is lit by a mirrored multi-bulb ceiling light and has an extractor fan.

### **Bedroom Two**

*17'08 max x 13'03 max (5.38m max x 4.04m max)*

Also benefitting from an en-suite bathroom, this fantastic double bedroom comprises of fitted wardrobes with smart storage solutions, and dual aspect windows to the side and rear with a glimpse of the sea. A pendant ceiling light illuminates this room, and a single radiator keeps the space cosy.

### **En-Suite Bathroom**

Presenting an opportunity for modernisation, this fantastic en-suite bathroom provides a bath with tongue and groove panelling, and a white tile surround which continues around the room at a midway level. A separate shower cubicle with a chrome shower head and controls occupies a corner of the room and a pedestal hand basin with hot and cold taps with a wall-mounted mirror and a strip light can also be found here. With a white wall décor and a wood effect laminate floor, this room continues the natural wood skirting board, dado rail, and doorframe. Lit by a ceiling light and warmed by a small radiator, this space is filled with natural light from the south-facing obscure glass window to the rear aspect and includes an extractor fan.

### **Bedroom Three**

*13'03 x 11'01 (4.04m x 3.38m)*

Enjoying views across Shanklin and to the sea from the window to the front aspect, this double bedroom offers fitted wardrobes, blue carpets and pale blue wall décor, a pendant ceiling light, and a radiator to keep the room cosy.



#### **Bedroom Four**

*12'01 x 11'01 (3.68m x 3.38m)*

The smallest of the four bedrooms, this double room comprises a walk-in wardrobe with shelving and a light, a window to the front aspect with a radiator below, and a pendant ceiling light. A striped carpet compliments the neutral wall colour and offers white painted features including skirting boards and door frames.

#### **Family Bathroom**

Boasting a large walk-in shower cubicle with a glass sliding door and a chrome shower head with a 'Mira' digital thermostatic control and a separate bath with modern chrome hot and cold taps. Large neutral glossy floor tiles create a modern finish and there are matte white wall tiles with colourful detail as well as a wall-mounted mirror. The suite includes a pedestal hand basin with a modern swan neck mixer tap and a dual flush w.c with built-in storage cabinets over. Featuring a large obscure glass window to the side aspect, this room also benefits from recessed ceiling lights and a chrome heated towel rail.

#### **Garden**

This beautiful south facing rear garden offers a peaceful and secluded spot to enjoy the countryside setting and to watch all the different local wildlife that regularly visits the garden. A decked area at the rear which spans the length of the house enjoys sunshine all day and provides the perfect spot for al fresco dining. A beautifully landscaped garden gently slopes up to an elevated position with steps in the bank providing ease of access and a timber built decked terrace within an elevated position enjoys sunshine with beautiful views of the downs to one side and the rear elevation of the house. A few shrubs can be found on the bank and a mature shrub line separates the garden with the land to the side. The block paved driveway at the side of the house continues up to the lawn on one side and provides steps up to the grassed area and to the gravel path that leads to the room above the garage. Beyond this is a fantastic bank littered with mature trees and ivy which has been left for the wildlife, encouraging red squirrels and wild birds to the garden. At the side of the property is a large field measuring approximately 2.5 acres which offers the opportunity for a smallholding, to merge with the existing garden or to build additional accommodation (subject to gaining planning permission). This area hosts large solar panels which aid the electrics and help heat the water with a small financial return.

#### **Garage Room**

*22'10 x 13'06 (6.96m x 4.11m)*

Converted in 2019, this room is situated above the garage and provides a window to the front aspect as well as a Velux window, and has been boarded and insulated. Offering an opportunity to be converted into an office space, additional accommodation or storage area, this space is lit with two ceiling lights and is finished with white wall décor.

#### **Garage**

*23'01 x 19'06 (7.04m x 5.94m)*

This fantastic double garage space is enclosed by two electric roller doors and hosts a Upvc door to the side aspect. Complete with electricity and lighting, this space also includes base and wall cabinets plus ample space for storage.

#### **Parking**

This generous family home provides driveway parking for up to four vehicles plus a double garage with additional space for two cars.

23 Vaughan Way presents a beautiful family home with generous accommodation throughout with a fantastic garden, driveway and garage parking, and the additional benefit of approximately two and a half acres of land. An early viewing with Susan Payne Property is highly recommended.

#### **Additional Details**

Tenure: Freehold

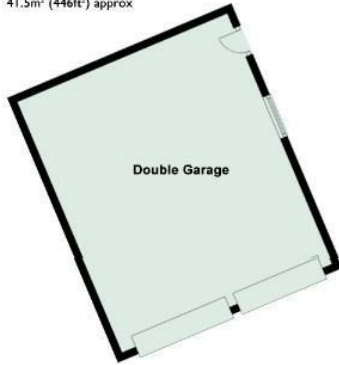


Council Tax Band: G

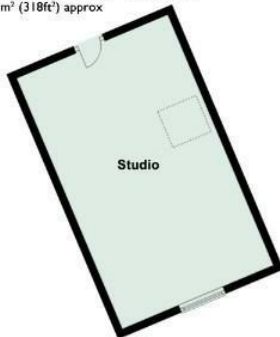
Services: Mains water and drainage, gas, electricity – solar panels.



**GARAGE GROUND FLOOR**  
41.5m<sup>2</sup> (446ft<sup>2</sup>) approx



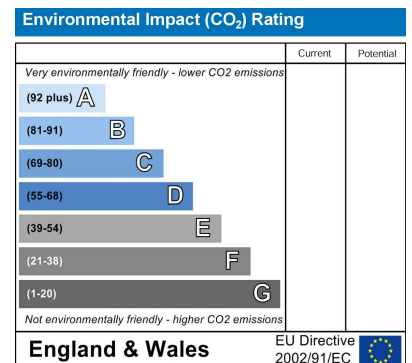
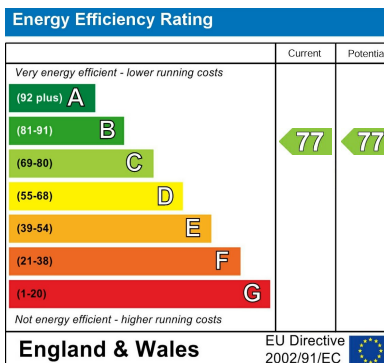
**GARAGE FIRST FLOOR**  
29.5m<sup>2</sup> (318ft<sup>2</sup>) approx



**GROUND FLOOR**  
138m<sup>2</sup> (1486ft<sup>2</sup>) approx



**FIRST FLOOR**  
114.5m<sup>2</sup> (1232ft<sup>2</sup>) approx



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