



## OAKLANDS LODGE 17 OAKLANDS VIEW

GURNARD, PO31 8ET

£675,000  
FREEHOLD

A gated entrance leads to Oaklands Lodge and is situated in a tucked away quiet position within the popular village of Gurnard. Versatile accommodation giving choice of room status throughout. A fabulous family home within a very desirable area. Council tax band "E". EPC "C"

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# OAKLANDS LODGE 17

## Wood stable door to

### Hallway

Stairs to first floor. Radiator. Double glazed window to front aspect. Two storage cupboards.

### Cloakroom

Double glazed window to front aspect. Radiator. Low level WC. Hand basin.

### Bedroom 12'02 x 12'04

Double glazed bay window to front aspect. Radiator. Door to

### En suite

Shower cubicle. Low level WC. Hand basin. Tiled floor and walls. Radiator.

### Lounge 13'01 x 21'01

Double glazed bay window to front aspect. Double glazed French doors to rear aspect. Two radiators. TV point. Feature log burner set in wooden surround .

### Kitchen 19'07 x 8'09

Fully fitted with matching wall, base and drawer units. White sink and drainer with mixer tap. Free standing range oven with extractor over. Space for fridge. Double glazed window to rear aspect. Double glazed patio doors to garden. Radiator. Space for table and chairs. Door to

### Utility room

Double glazed window to rear aspect. Wall hung boiler. Large storage cupboards. Space and

plumbing for washing machine. Double glazed door to side aspect.

### Stairs to first floor

### Landing

Loft access. Velux window.

### Bedroom 18'0 x 15'05

Double glazed window to front aspect. Velux window to rear aspect. Radiator.

### Shower room

Walk in shower. Low level WC. Hand basin. Radiator. Part tiled.

### Bathroom

Velux window . Radiator. Bath. Low level WC. Hand basin.

### Bedroom 19'0 x 13'01

Velux window to rear aspect. Double glazed window to front aspect. Radiator.

### Garage 15'04 x 18'07

Double garage up and over door. Window and door to rear aspect.

### Car port 22'0 x 12'10

### Gardens

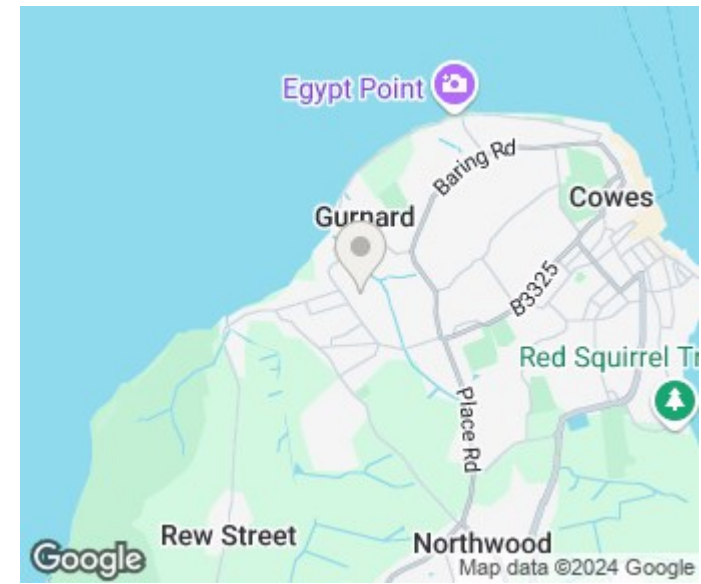
Large sweeping drive leading to the car port, garage and front entrance. Laid to lawn. Mature plants and trees.





# OAKLANDS LODGE 17





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	83
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements