



# SWIRL HOW

Merstone Lane, Merstone, PO30 3DG











## SWIRL HOW

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Swirl How is an attractive property situated in the rural hamlet of Merstone. The property includes a detached house with delightful garden and useful adjoining garage, in all extending to 0.12 acres.

### **Main House**

Ground Floor- Entrance hall | Sitting-room | Kitchen | Dining-room | Conservatory  
W/C | Utility room | Adjoining garage

First Floor - Landing | 3x Double bedrooms | Family bathroom

### **Gardens and Grounds**

Gardens and grounds | Large driveway

**In all about 0.12 acres**

Offers in Excess of £425,000



## SITUATION

Swirl How is situated within the quiet hamlet of Merstone set centrally on the island. The location of the property is within proximity of ferry links, local eateries and shops. The property is a 5-minute drive to Newport town and also benefits from a direct cycle track nearby directing you to Newport or Sandown. The location also serves many nearby footpaths to enjoy.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithun's in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with several boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.

## THE HOUSE

Swirl How is a pretty detached home offering comfortable family accommodation over two floors. The property is set back from the road with a generous private driveway to the front and a delightful garden to the back of the home. Positioned in the quiet hamlet of Merstone, Swirl How is surrounded by glorious rural views.

### Ground Floor

The main entrance welcomes you into the entrance hall leading into the kitchen and sitting room. The comfortable sitting room features a multi fuel burner and leads into the dining room and conservatory. Both rooms provide plenty of natural sunlight enhanced from the conservatory, a great space for entertaining with external access to the garden. The kitchen offers plenty of unit space featuring a range cooker and larder with an external access via a stable door. Additionally, the ground floor comprises a useful WC and utility room, with access into the adjoining garage. The garage, which can be accessed internally or externally, benefits from timber double doors, concrete floor and mains electric. This space could be incorporated within the house as a bedroom or study STP.

### First Floor

The first-floor benefits from two good sized double bedrooms and a further smaller double bedroom, all offering delightful views of the surrounding countryside and far-reaching views of Chillerton Downs. The spacious family bathroom comprises a bath and shower unit, additionally there is access to the insulated loft off the landing.

## GARDEN AND GROUNDS

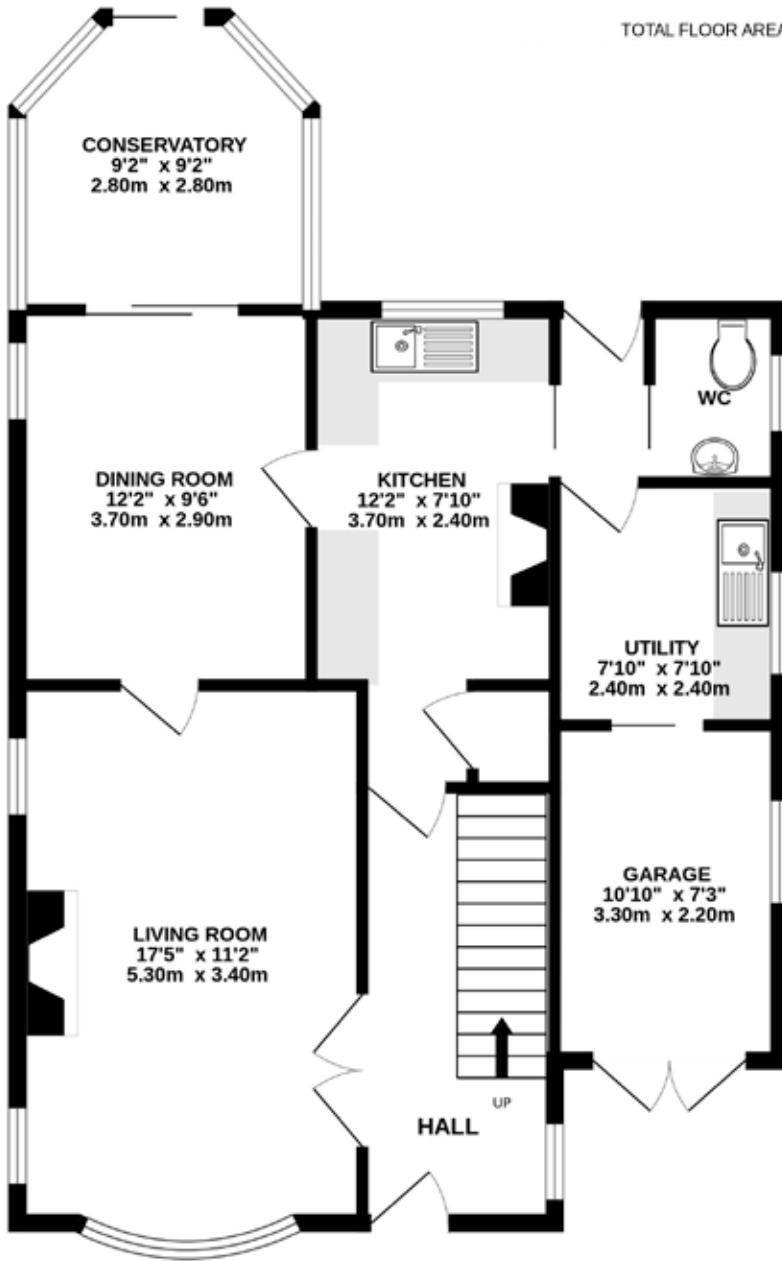
To the rear of the property provides a delightful garden full of character, including perennials, fruit trees and a pond. The garden has been designed to appreciate nature and the local wildlife with views across local farmland to enjoy. There is access to the front of the property from the garden onto the generous private driveway, set back from Merstone Lane.



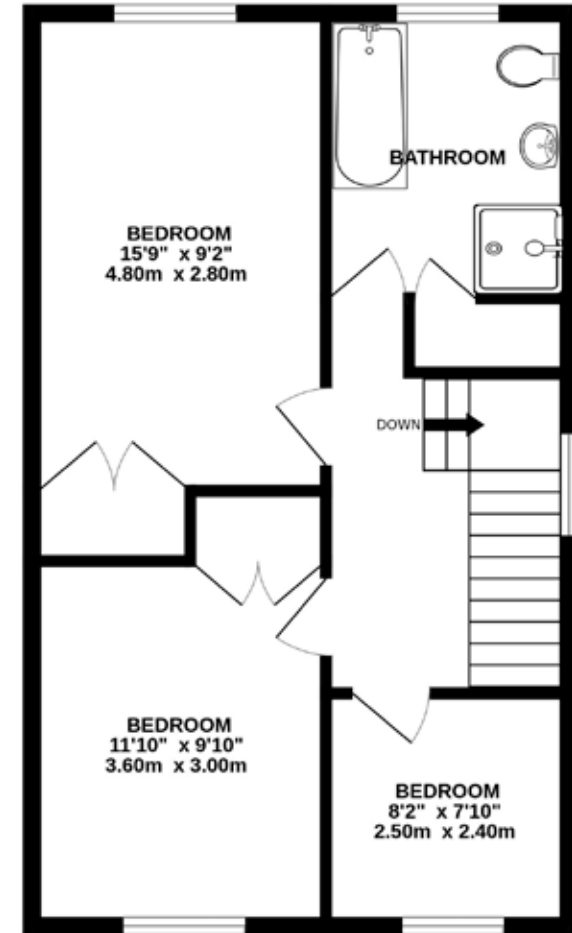




TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		





## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Swirl How is offered for sale by private treaty as a whole.

### Access

The access to the property is directly from the public highway, Merstone Lane.

### Services

Swirl How is served by mains water, electric and drainage. The property is heated via Oil Fired Central Heating.

### EPC Rating

D.

### Tenure

Freehold.

### Local Authority

Isle of Wight Council

### Council Tax Band

E

### Postcode

PO30 3DG

### Plans, Areas And Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.



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### Viewings

By appointment with BCM LLP only.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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