



Fiddlers Green  
6 Paddock Road | Shanklin | Isle of Wight | PO37 6NZ

# SELLER INSIGHT

“ We have been asked to say a few words about what we love, what we will miss when our home is sold and we move on.

*We have had many years carrying out successful planned extensions, refurbishment and modernisations to give us a comfortable low maintenance home, this we have achieved.*

*We will miss our neighbours the quietness and the location to many amenities Shanklin Town has to offer.*

*Over the years we have hosted many successful gatherings, arranged street parties for Royal events in our garden for neighbours, friends and family who enjoyed the space and environment.*

*We are sad to be leaving but we are now pensioners and with age comes disability therefore we need to downsize to a smaller more manageable property before it's too late.*

*We will miss our home. Fiddlers Green will provide any future residents comfort and space to relax in a beautiful split level bungalow in a quiet desirable area. Hope you enjoy the adventure as we have done.\**



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# STEP INSIDE

## Fiddlers Green

Set in one of the area's most desirable locations on the edge of the picturesque Old Village, this impressive, detached split level property offers a rare combination of space, versatility and refined modern comfort. Beautifully presented throughout and positioned within easy reach of the shops, cafés and amenities of the nearby town centre, the property provides an exceptional lifestyle opportunity for those seeking both tranquillity and convenience.

From the moment you arrive, the home's generous proportions and thoughtful design become immediately apparent. A pair of high metal privacy gates opens onto a broad block paved driveway with parking for three vehicles, leading to the integral double garage. The enclosed front garden, framed by mature flowering shrubs and a sweeping pathway, creates a welcoming first impression, enhanced by tasteful exterior lighting that continues around the property.

Inside, the accommodation unfolds across multiple levels, offering a sense of openness and flexibility that is ideal for modern living. The entrance hall leads into a spacious dining room, perfect for entertaining, which flows effortlessly into the beautifully refitted kitchen. This contemporary space features quality fittings, ample work surfaces and direct access to a useful utility room. The main level also hosts three well proportioned bedrooms, including a generous principal suite complete with its own en suite bathroom. A stylish family bathroom and separate WC serve the remaining bedrooms, all of which enjoy excellent natural light thanks to the replacement UPVC double glazed windows.

Ascending to the upper level, the home reveals one of its most impressive features: a magnificent sitting area with an expansive footprint and elevated views. This striking space is complemented by an adjoining family area, creating a serene environment for relaxation, reading or simply enjoying the changing seasons. On the lower level, a study provides a quiet retreat for home working or hobbies, with direct access to the integral garage.

One of the property's standout assets is the self contained annexe, offering superb potential as a holiday let, guest accommodation or independent living space. Complete with its own kitchen/living area, hallway, bedroom and shower room, it provides privacy and comfort while remaining fully connected to the main residence.

The rear garden has been thoughtfully designed for low maintenance enjoyment and year round use. Laid mainly to patio and enhanced by feature lighting, a pumped cascading water feature and multiple power points, it is an ideal setting for outdoor dining and entertaining. A recently constructed pergola adds architectural interest, while the superb raised wooden deck with retractable awning and sail style cover creates a perfect spot for relaxing in sun or shade. Additional outside storage includes a large, powered shed and a separate garden store, ensuring ample space for tools, equipment and leisure items.

With gas fired zoned central heating, cavity wall insulation and a host of modern upgrades, this exceptional home combines comfort, practicality and charm in equal measure. Internal viewing is strongly recommended to fully appreciate the quality and scale of accommodation on offer.





MIDDLEBURY GREEN  
FOR A HAPPY LAND INHABITED BY SAILORS  
NEED THERE IS PERPETUAL MIRTH  
A FIDDLER WHO NEVER STOPS PLAYING  
FOR DANCERS WHO NEVER TIRE  
LENTY OF CROC AND UNLIMITED TOBACCO



### Travel Information

11 miles from Fishbourne to Portsmouth Ferry Terminal  
 9.7 miles from Ryde High Speed Catamaran & Hover Travel  
 12.6 miles from East Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.8 miles
Sandown & Shanklin Golf Club, Sandown	2.9 miles
Shanklin Rowing Club, Shanklin	1.2 miles
1Leisure The Heights, Sandown	2.2 miles

### Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	10.1 miles 01983 822099

### Education

Primary Schools  
 St Blasius C of E Primary School, Shanklin  
 Gatten & Lake Primary School, Shanklin  
 The Bay CE Primary School, Sandown  
 Broadlea Primary School, Sandown  
 Newchurch Primary School, Newchurch

Secondary Schools/Colleges  
 The Bay CE School, Sandown  
 Carisbrooke College, Newport  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 Lift Ryde, Ryde  
 Ryde School with Upper Chine School, Ryde  
 The Island VI Form Campus, Newport  
 Isle of Wight College, Newport

Learning Assisted Schools:  
 Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 St. Catherine's, Grove Road, Ventnor

01983 862444  
 01983 869910  
 01983 403284  
 01983 402403  
 01983 865210

01983 403284  
 01983 524651  
 01983 537070  
 01983 861222  
 01983 567331  
 01983 562229  
 01983 522886  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 852722

### Entertainment

Restaurants / Bars  
 Pendletons, Shanklin Old Village  
 The Crab, Shanklin Old Village  
 The Village Inn, Shanklin Old Village  
 The Steamer Inn, Shanklin Esplanade  
 Fisherman's Cottage, Shanklin Esplanade  
 The Waterfront Inn, Shanklin Esplanade  
 The Hideaway, Shanklin Cliff Path  
 The Pointers Inn, Newchurch

These bars and restaurants are available within a 15-minute radius of this home

### Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village  
 Rylstone Gardens - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Amazon World Zoo - Newchurch  
 Appuldurcombe House - Wroxall  
 Isle of Wight Donkey Sanctuary - Wroxall  
 Ventnor Botanic Garden - Ventnor  
 Robin Hill Country Park - Downend  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven Primate Rescue Centre - Newport  
 Quarr Abbey - Binstead

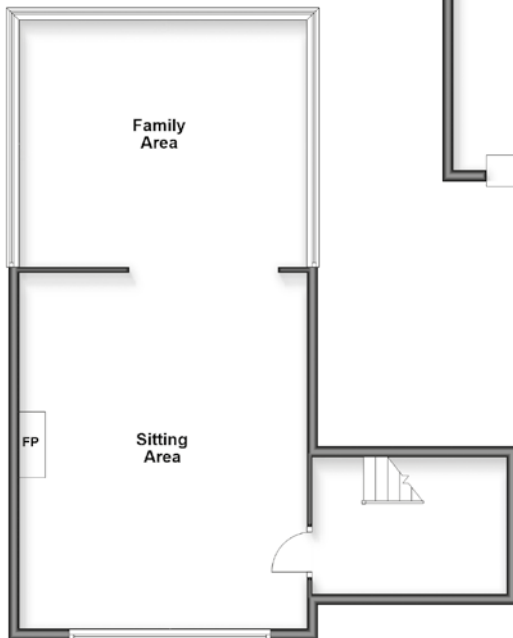
**Split Level Ground Floor**  
Approx. 193.6 sq. metres (2083.9 sq. feet)



**SPLIT LEVEL GROUND FLOOR**

Entrance Hallway	
Dining Room	15'5 x 11'1
Kitchen / Breakfast Room	16'3 x 11'1
Utility Room	9'10 x 7'10
Bedroom 3	16'3 x 9'8
Inner Hallway	
Cloakroom	
Family Bathroom	7'1 x 7'
Bedroom 2	14'11 x 10'11
Bedroom 1	14'3 x 12'11
En-Suite Bathroom	9'3 x 8'9
Annex Kitchen / Living Room	15'4 x 8'7
Annex Hallway	
Annex Bedroom	15'5 x 8'11
Annex Shower Room	7'1 x 5'

**First Floor**  
Approx. 73.1 sq. metres (786.6 sq. feet)



**FIRST FLOOR**

Landing	
Sitting Area	21'9 x 17'11
Family Area	19'6 x 16'2

**OUTSIDE**

Front Garden	
Rear Garden	
Driveway Parking	
Integral Double Garage	19' x 17'10

Council Tax Band: F  
Tenure: Share of Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 22.05.2026



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