

Wroxall, Ventnor, Isle of Wight



- **Attractive Three Bedroom Home**
- **Built Approximately 10 Years Ago**
- **Designed Around Modern Open Plan Living**
- **Lounge & Kitchen Diner with Utility Room & Cloakroom**
- **Views of Appuldurcombe House & Countryside**



About the property

A beautifully presented three-bedroom home enjoying a private south-westerly garden, excellent countryside views and a superb semi-rural setting in Wroxall, within easy reach of Ventnor and Shanklin.

Built approximately ten years ago, this attractive home is presented in excellent condition throughout and combines a contemporary feel with a charming, characterful exterior. The pretty partially clad and brick façade creates an appealing first impression, while driveway parking provides space for two to three vehicles.

The ground floor has been thoughtfully designed around modern open-plan living. A spacious lounge provides a comfortable principal reception area, while the adjoining kitchen/diner creates an ideal space for everyday family life and entertaining. There is also a particularly useful large utility room and a downstairs WC.

Upstairs are three well-proportioned bedrooms and a family shower room. The elevated position allows the property to make the most of its beautiful surroundings, with excellent views from the first floor stretching across to Appuldurcombe House and the surrounding countryside.

Outside, the property benefits from a well-sized and private rear garden with a desirable south-westerly aspect, making it an excellent space for enjoying the afternoon and evening sunshine. The garden and upper-floor views particularly showcase the peaceful rural setting.

The location is a real highlight. The property is within walking distance of some of the Isle of Wight's most attractive countryside, with wonderful walks extending from the grounds of Appuldurcombe House towards Stenbury Down. Despite its tranquil setting, the village is conveniently positioned for the popular coastal towns of Ventnor and Shanklin, both offering a range of shops, cafés, restaurants and beaches.

A modern, exceptionally well-presented three-bedroom home offering spacious open-plan living, private south-westerly gardens, parking and far-reaching countryside views in a highly desirable Isle of Wight setting.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Accommodation

GROUND FLOOR

- Entrance
- Lounge 16'10 x 15'6
- Kitchen/Diner 10'10 x 12'6
- Utility Room 8'6 x 7'1
- Downstairs Cloakroom W/C

FIRST FLOOR

- Landing
- Bedroom 1 16'10 x 12'1
- Bedroom 2 9' x 9'10
- Bedroom 3 8'9 x 6'8
- Shower Room

OUTSIDE

- Front Garden Area
- Gravel Driveway
- Side Access
- Rear Garden

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

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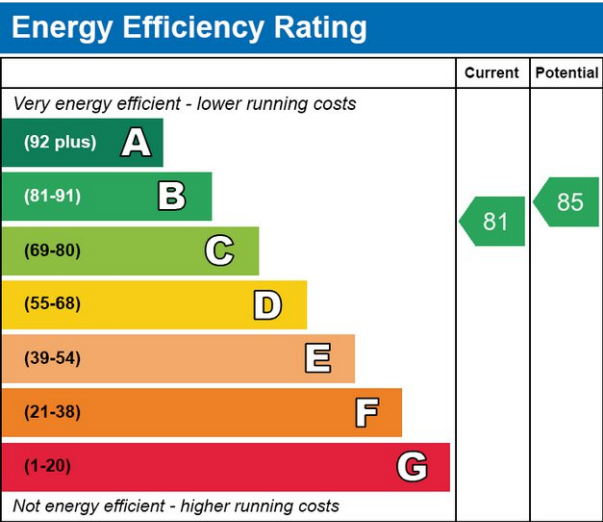
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To arrange a viewing contact one of our team on

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