



Seymour House Main Road, Whiteley Bank, Ventnor, Isle of Wight,  
**Guide Price £450,000**



A detached three bedroom home in rural Ventnor within a countryside location. Two bath/shower rooms and three reception rooms with off road parking for many vehicles. Fantastic position close to many attractions and sea side towns

### [A detached three bedroom home in a great location](#)

With a large kitchen, spacious sitting room, separate dining room and sun room, this property also has a large driveway for 6-7 cars and a secluded rear garden. Located in a great position for surrounding towns and attractions, a great opportunity for semi rural living close to Shanklin and Ventnor.

### [Whiteley Bank](#)

St Martins Down surrounds this rural village found in the south east of the Island. An excellent position from which to explore with fabulous walking trails and cycle paths that have amazing views, as well as in close proximity to many attractions and major towns. Within 3 miles of Shanklin and 4.2 miles of Ventnor, the seaside is never far away. Close by is the famous Donkey Sanctuary, Appuldurcombe House and Godshill with its detailed model village that is an RHS partner garden.

### [Approaching The Property](#)

An expansive blocked paved and hardstand driveway with plenty of room for 6+ cars and a caravan/motorhome. Centrally to this wide frontage, there is a large garage with an up and over door that has lots of storage space. Upon the parking area is a garden store and to the right of the house is an area that has been cultivated into a vegetable patch. All this looks out onto beautiful countryside and the Downs beyond.

Access to the rear garden is from either side of the property, with trees, shrubs and a fence around the perimeter and a secure gate into the rear garden. This attractive clapboard property has an enclosed porch which is fully glazed, has a terracotta tiled floor and two beautiful leaded and stained glass windows, both shining through to the hallway and another round window looking into the sitting room. This useful, good sized, lobby has a fabulous dark wood 'stable door' entrance door into the house itself.



#### Ground Floor

A wide open hallway with the staircase ahead that leads to the upper floor. Wood effect laminate floor sweeps throughout the hallway, sitting room and dining room. The living area is large and has a fire surround within the chimney breast, housing an electric fire. The large window has two round windows either side allowing more light into this bright room with high ceiling and period picture rail. Within the hallway is a convenient cupboard for storage which is before the double part glazed doors that open into the kitchen area. Off the kitchen is a utility room with further storage, space and plumbing for a washing machine and tumble dryer, sink and access to the rear garden. Off the utility area is a large shower room, fully tiled, with a walk in shower cubicle, wc and basin.

The main part of the kitchen is large and very well appointed with an integral tall fridge and separate tall freezer, dishwasher, a double Bosch oven, microwave, 5 ring gas hob and extractor fan. All this is within the cream gloss wall and base units which have grey and cream wall tiles between and a sleek grey worktop flowing across the surface.

A good sized dining room is off the kitchen and the sun room can be found from here. This long bright room is glazed along two sides and has a low level brick wall below the windows with a solid roof and double doors into the garden. A great relaxation place or could be utilised as a play room or for further dining.

#### First Floor

The landing leads off to two large double bedrooms and a single along with a family bathroom. The rooms, with high ceilings, are complete with picture rails and large windows which make the upstairs floor very bright and airy.

There is a double bedroom at the rear of the property and a double and single bedroom overlooking the front of the house which get spectacular views of the countryside and fields. Quite breathtaking. This front aspect is south facing which allows the rooms to be filled with light. In addition the double bedroom also has stripped floorboards and an original feature fireplace with green glazed tiles surrounding it, as well as forming the hearth.

The bathroom has been modernised with a white suite comprising of bath with separate shower cubicle, a wc with concealed cistern within a long vanity unit and basin. This room is completed with grey gloss floor tiles and large grey wall tiles, contemporary and stylish.

#### Rear Garden

Paving slabs form a wide path alongside and across the rear of the property, with doors leading from it into the garage and utility room. The sun room curves out from the corner of this home into this private peaceful and tranquil garden, and has steps leading down onto the lawn that flows around the property. There are many mature trees and plants including palms and firs within the garden which is an idyllic spot to relax.

#### Further Information

Tenure: Freehold

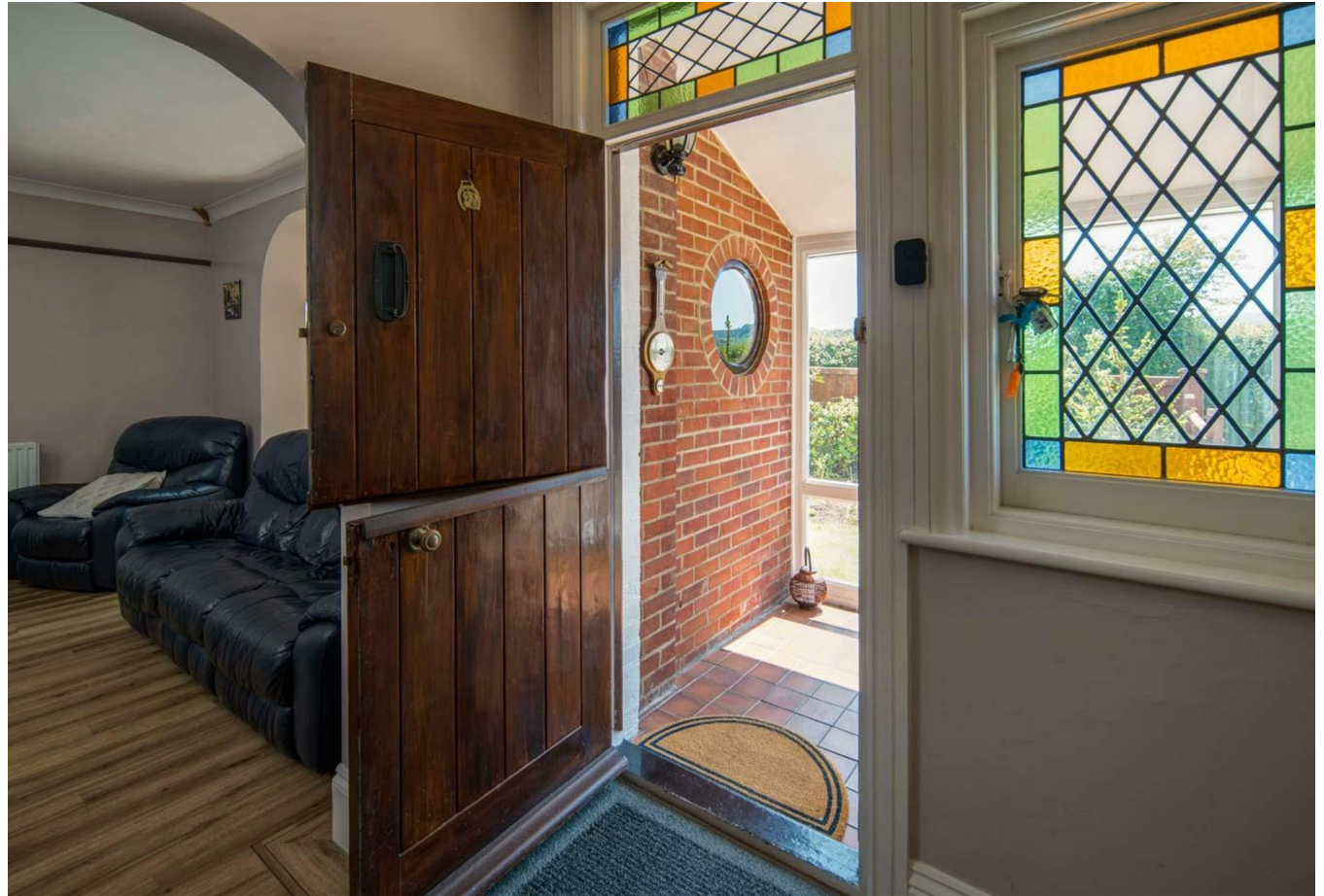
EPC: D

Council tax band: D (£2258.40 2023/24)

Gas central heating via Vaillant boiler

Mains drainage

OHME pro EV charger



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 165.5 sq. metres (1781.3 sq. feet)

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**Seymour House, Main Road, Whiteley Bank, PO38 3AE**