

McCarthy  
& BOOKER



7 Grangeside, Bonchurch, Ventnor, Isle of Wight, PO38 1RW

**Guide Price £670,000**



A newly refurbished four bedroom bungalow within a cul-de-sac. Open plan living, garden and off road parking for several vehicles.

#### Newly refurbished four bedroom bungalow

Unexpectedly on the market, this beautiful and tasteful single story dwelling may be just the gem you are looking for. Having recently undergone a major refurbishment, this turnkey property offers flexible spacious accommodation, is immaculately presented and ready for immediate occupation. Grangeside is widely considered one of the most sought after roads on the Island.

#### The Property

This detached home is nestled in a peaceful, protected, corner plot, faces south east and has extensive views of the Downs beyond. dating back to the 11th Century, and the beach at Monks Bay are only a short walk. This property consists of four double bedrooms with a master en-suite and large flexible open plan living space/ kitchen with newly fitted appliances - hob/ extractor, oven, dishwasher and fridge freezer. A large family shower room and laundry area opposite, with new washing machine and condenser dryer, completes the package. Level access from the rear of the property onto the extensive wooden decked terrace and lawn beyond, is via three sets of wide opening French Doors providing a beautifully bright airy "inside and out" living space. The refurbishment has been extensive from the ground up. New mains supplies, central heating system, plumbing, electrics, windows and doors. The floors replaced are insulated and carpeted. There is wired fire and a carbon monoxide detection system and much more. A full list is available from our office on request. Optical fibre connection is provided by Wight Fibre. The garden is laid out to create minimum maintenance with lawns and planting. Mature trees and shrubs provide privacy at the boundaries as well as attractive habitats for birds and wildlife. The driveway will accommodate 4-5 vehicles. Viewing is highly recommended. There is no onward chain and this freehold property is available for immediate occupation.

#### Open Plan Living Area

16' 1" x 21' 0"

4.90 m x 6.40 m

#### Master Bedroom

13' 7" x 10' 6"

4.15 m x 3.20 m



#### En -Suite

10' 6" x 4' 7"  
3.20 m x 1.40 m

#### Bedroom 2

14' 5" x 9' 10"  
4.40 m x 3 m

#### Bedroom 3

12' 10" x 9' 2"  
3.90 m x 2.80 m

#### Bedroom 4

16' 1" x 7' 10"  
4.90 m x 2.40 m

#### Hall

10' 2" x 26' 3"  
3.10 m x 8 m

#### Laundry Room

4' 11" x 7' 5"  
1.50 m x 2.25 m

#### Shower Room

10' 6" x 5' 3"  
3.20 m x 1.60 m

#### Kitchen

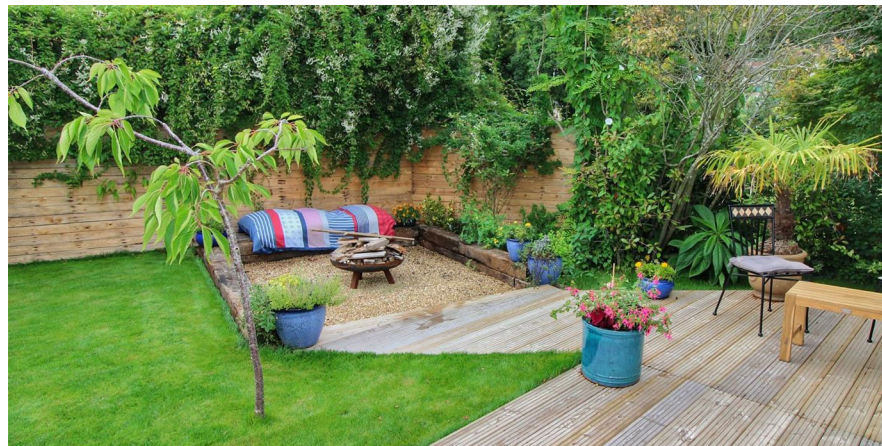
10' 6" x 7' 8"  
3.20 m x 2.33 m

#### Bonchurch

The picturesque village of Bonchurch with its delightful pond, St Boniface Old Church dating back to the 11th Century, and the beach at Monks Bay are only a short walk away.

#### Further Information

Tenure: Freehold  
EPC: C  
Gas central heating  
Council tax band: E



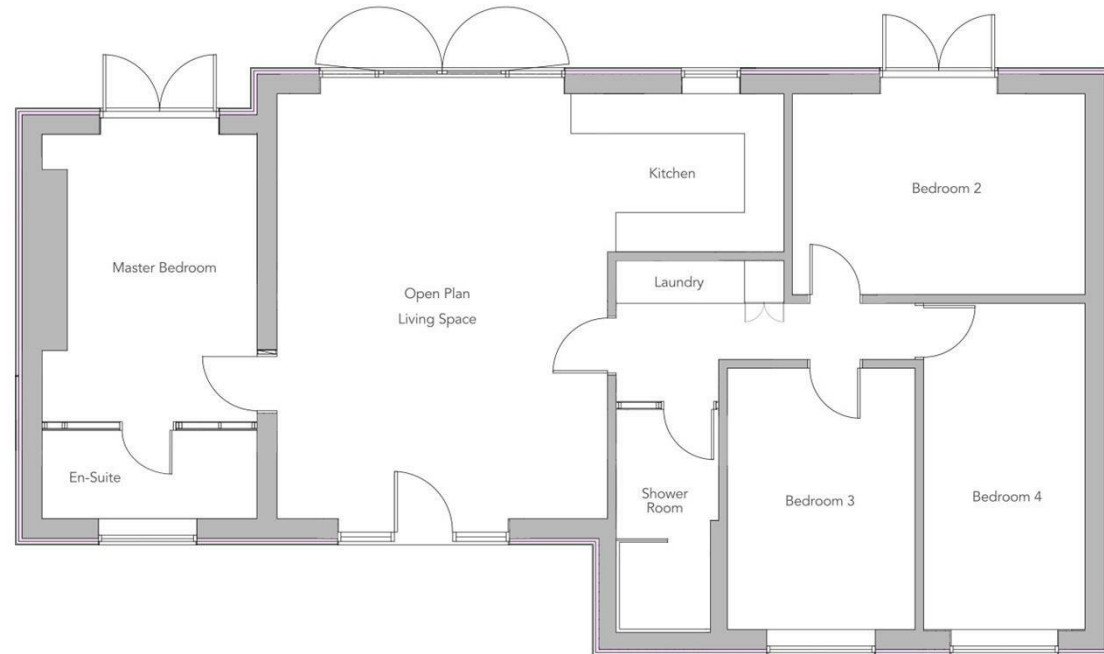
### Viewing

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.



<b>NEIL GEDDES</b>		0m	1m	2m	3m @ 1/50	Project	7 GRANGESIDE, VENTNOR, ISLE OF WIGHT, PO38 1RW	Dwg No	2204-03
20 NORTH STREET, VENTNOR, ISLE OF WIGHT, PO38 1NJ		0m 1m 2m 3m 4m 5m 6m @ 1/100				INTERNAL ALTERATIONS & REFURBISHMENT	PROPOSED FLOOR PLAN	Rev	
T: 01983 856328 M: 07508 121 048 geddesdesign@globalnet.co.uk						Drawing		Date	AUG 2022
								Scale	1/50