

## Rookley, Isle of Wight



- **Detached Bungalow Located in the Popular Village of Rookley**
- **Three Generously Sized Double Bedrooms**
- **Modern Kitchen/Diner Ideal for Family Living**
- **Large Wrap-Around Gardens Offering Privacy and Outdoor Space**
- **Driveway with Ample Parking for Multiple Vehicles**



## About the property

Spacious Three-Bedroom Detached Bungalow in Popular Village  
Location – Rookley, Isle of Wight

Set in the heart of the sought-after village of Rookley, this well-presented and spacious three double bedroom detached bungalow offers comfortable, single-level living with a flexible layout – ideal for families, couples.

The accommodation is thoughtfully arranged, featuring a bright and airy lounge, a modern kitchen/diner perfect for everyday living and entertaining, and a light-filled conservatory that enjoys views over the attractive, wrap-around gardens. All three bedrooms are generously sized doubles, served by a well-appointed family bathroom and a separate cloakroom for added convenience.

Outside, the property boasts wrap-around gardens that offer a high degree of privacy and are regularly visited by red squirrels and ducks, adding a delightful touch of nature to daily life. A large driveway provides ample off-road parking for multiple vehicles. Just a short stroll away, you'll find a picturesque lake, perfect for peaceful walks and enjoying the surrounding countryside.

The home is ideally positioned on a local bus route and surrounded by scenic countryside, with bridleways and walking trails nearby, as well as a cycle track providing direct access to Newport – ideal for those who enjoy an active, outdoor lifestyle.

Combining rural charm, abundant wildlife, and everyday practicality, this delightful bungalow offers the best of both worlds in a tranquil yet accessible location. Early viewing is highly recommended.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

W/C

Living Room 23'11" x 12' 0"

Dining area 10'0" x 9'5"

Kitchen 12' 8" x 9' 11"

Conservatory 22' 5" x 7' 10"

Main Bedroom 17' 7" x 9' 7"

Bedroom 2 13' 7" x 12' 10"

Bedroom 3 10' 11" x 9' 11"

Family Bathroom

### OUTSIDE

Wood Shed 8' 4" x 6' 11"

Wrap Around Garden

Parking for Multiple Parking

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggiew.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		27
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		