



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 3, Mountfield Road

Wroxall, Isle of Wight PO38 3BX



**£365,000**  
FREEHOLD



Set in a popular location in the heart of Wroxall, this extended and well-maintained link-detached house is offered for sale chain free and boasts a sizeable rear garden, a driveway and a separate studio/hobby room.

- Reduced in price - Three-bedroom two-shower room link-detached house
- Modern, flowing layout with neutral décor throughout
- Private driveway parking for multiple vehicles
- Tucked away in a convenient and popular location
- Network of stunning rural footpaths on the doorstep
- Converted garage offers a separate studio/hobby space
- Spacious rear garden with well-established planting
- Views over Stenbury Down and St Martin's Down
- Local Wroxall village amenities nearby
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1973 and extended and upgraded over the years, 3 Mountfield Road offers a flexible, flowing layout perfectly suited to modern living. Open-plan living spaces and lots of natural light combine with neutral décor throughout to create a bright, welcoming ambience to the home, and the conversion of the garage to a studio/hobby room, complete with its own separate entrance, is a wonderful addition that adds further versatility to the property. With plenty of parking to the front, a well-established mature back garden and downland views front and rear, the well-maintained property makes the most of its fantastic surroundings.

Wroxall is ideally situated midway between the seaside towns of Shanklin and Ventnor, both of which enjoy stunning beaches, independent shops and good restaurants. A variety of amenities are on the doorstep which include a convenience store, incorporating a post office, a primary school, an active community centre and The Star pub, which provides a great starting point for glorious walks to Ventnor, Shanklin, Whitwell or Godshill. Public transport links are provided by Southern Vectis bus route 3, connecting Newport, Wroxall, Ventnor, Shanklin and Ryde, which operates half-hourly through most of the day.

### **Welcome to 3 Mountfield Road**

Located at the end of Mountfield Road and enjoying an open front aspect, No. 3 has a large resin bond driveway and additional parking on a gravel hardstanding. The driveway sweeps up to the smart Island Stone façade of the house, which is complemented by fresh white UPVC double glazing. A pitched roof storm porch has an overhead light and creates a welcoming entrance to the property.

#### **Entrance Hall**

*5'11" x 3'7" (1.81m x 1.11m)*

The entrance hall is presented with soft neutral décor, which flows throughout the property, and a wood laminate floor. Stairs ascend to the first floor and a glazed panel door leads into the lounge.

#### **Lounge**

*13'8" x 12'4" (4.17m x 3.77m)*

The lounge is light and bright, with a window to the side aspect and a large window overlooking the driveway. A door provides access into a useful under-stairs cupboard, and there is a natural brick feature fireplace, complete with an electric fire set on a stone hearth. A neutral carpet continues from the lounge into the semi-open-plan breakfast room.

#### **Breakfast Room**

*9'10" x 8'5" (3.00m x 2.57m)*

Large sliding doors connect the breakfast room to the dining/sunroom, and a breakfast bar creates a soft divide to the kitchen, creating a very social space at the heart of the home. There is plenty of space for a breakfast table and furniture.

#### **Kitchen**

*9'10" x 8'1" (3.00m x 2.48m)*

The kitchen has a beamed ceiling and a combination of base and wall cabinets, with tiled splashbacks and a worktop which wraps around the room and has space under for kitchen appliances. There is a freestanding oven and gas hob, with an extractor over, and a stainless-steel sink and drainer with a mixer tap, and the kitchen is also home to the Worcester combi boiler. A large window and glazed door lead into the dining/sunroom.

#### **Dining/Sunroom**

*15'6" x 11'11" (4.74m x 3.64m)*

This large, open space has a stylish wood-laminate floor, and French doors with adjacent windows which lead out onto the covered terrace. The room has lovely garden views and has doors to the ground floor shower room and into the utility room.



### **Shower Room**

*6'3" x 5'8" (1.93m x 1.75m)*

Conveniently positioned on the ground floor, the shower room is presented with wood laminate flooring, tiled walls in a modern, light style and a window to the rear aspect with patterned glass for privacy. There is a large corner shower, a pedestal basin with a mirror cabinet over, a low-level WC and a heated chrome towel rail.

### **Utility Room**

*6'4" x 5'8" (1.95m x 1.75m)*

Three steps down from the dining/sunroom, the useful utility room has white base and wall cabinets with a tiled splashback, a worktop including a sink/drainage and space beneath for a washing machine. A door leads into the studio/hobby room.

### **Studio/Hobby Room**

*17'2" x 7'5" + porch 8'0" x 6'2" (5.25m x 2.28m + porch 2.44m x 1.89m)*

Originally converted from a single garage to be used as a dog grooming studio, the potential uses for this space are wide reaching. Ideal as a studio, hobby space or work-from-home option, there is strip lighting, a cold water tap, plenty of sockets and some built in cupboards. A pair of cupboards neatly conceal the meters, and the floor is finished with hardwearing tiles. A stable door leads to a porch area, which has a polycarbonate roof, and a front window and door which allows private access in and out of the studio, independent to the main house if desired.

### **First Floor Landing**

*extending to 8'7" (extending to 2.62m)*

Carpeted stairs lead up to the first-floor gallery landing, which has a window to the side aspect which fills the stairwell with light. Doors lead to all three bedrooms, to the bathroom and to an airing cupboard which is also home to the hot water cylinder, and to a useful over stairs cupboard.

### **Bedroom One**

*10'10" max x 9'11" (3.32m max x 3.03m)*

The primary bedroom is a good size, with a large window framing the view over the garden with St Martin's Down in the background.

### **Bedroom Two**

*11'4" x 7'5" (3.47m x 2.27m)*

With a large window providing a view over neighbouring rooftops and on to Stenbury Down, the second bedroom is well proportioned and light.

### **Bedroom Three**

*9'1" x 7'10" (2.78m x 2.39m)*

The third bedroom benefits from a picture window with lovely views to Stenbury Down, and also has a built-in bench which makes the most of the space above the recess for the staircase.

### **Shower Room**

*6'6" x 5'5" (2.00m x 1.66m)*

The first-floor shower room has fresh white tiled walls with a tile effect vinyl floor, and a window to the rear aspect has patterned glass for privacy and provides lots of natural light. The shower room has a large corner shower, low-level WC and a pedestal basin with a mirror cabinet over.





### **Outside**

To the front, the driveway and parking areas are complemented by raised beds made from sleepers, filled with planting and set against the stone walls which enclose the driveway area. A path leads to the side and connects to the rear garden via a secure gate. To the rear, a covered terrace has a coastal style and provides a wonderfully private outside seating or dining area, whatever the weather. On the rear elevation there is an outside tap and an outdoor waterproof socket. From the terrace, the garden is mainly laid to lawn, enclosed with a combination of fencing and walls and featuring a steppingstone path. Beautiful mature borders, planting and trees feature throughout the garden, enhancing privacy and creating a haven for local wildlife, and a raised gravel seating area at the end of the garden provides a perfect spot from which to enjoy the sun setting over Stenbury Down. The garden also benefits from a usefully large shed, and a greenhouse.

3 Mountfield Road presents an enviable opportunity to purchase a deceptively spacious home, well maintained and neutrally decorated, blank canvas home ready to move straight into. The flexible floorplan and addition of the studio/hobby room adds further versatility and opportunity - an early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

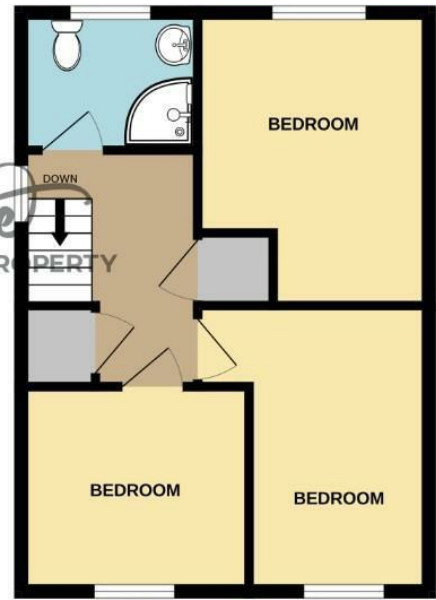
Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.




1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.




TOTAL FLOOR AREA : 1263 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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