

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

56, West Street

Wroxall, Isle of Wight PO38 3BS



Set within a peaceful residential area with a spectacular outlook over an Area of Outstanding Natural Beauty, this beautifully appointed and presented home features a fabulous rear garden plus a driveway and a garage.

- Three-bedroom split-level semi-detached home
- Spacious accommodation and elegant interiors
- An abundance of glazing with incredible rural views
- Tucked away within a highly desirable development
- Gas central heating and double-glazed windows
- Delightfully designed rear garden
- Family bathroom and ground floor shower room
- Driveway parking for multiple vehicles plus a garage
- Local village amenities of Wroxall within walking distance
- Nearby footpaths offering spectacular, scenic walks

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

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Originally constructed in 1980, and recently redesigned and upgraded by the current owners of four years, 56 West Street is beautifully presented in a chic, contemporary style which perfectly complements the rural surroundings of the property. Major recent updates include all-new double-glazed windows and doors and new fascias, new kitchen and bathrooms, additional driveway, and an extensive schedule of interior redecoration, which combines with high-quality finishes throughout. The property also benefits from swathes of glazing, which creates a light, bright ambience and framing the fabulous views. Spacious accommodation is arranged over three floors, with an entrance porch on the upper ground floor leading to an inner hall and large lounge, with a kitchen and shower room on the lower ground floor, and three bedrooms and a bathroom on the first floor.

Nestled in a valley surrounded by rolling hills and enchanting countryside, West Street offers a fantastic lifestyle with its charming rural character and scenic beauty. The village is known for its proximity to notable attractions such as Appuldurcombe House, a grand 18th-century baroque mansion that stands as a testament to the Island's rich history. Wroxall's community spirit is evident in its local events and the friendly atmosphere of its village pub and shop. The area is also popular for outdoor activities, with numerous walking and cycling trails that provide stunning views of the Island's natural landscapes. Public transport links are provided by Southern Vectis bus route 3, connecting Newport, Wroxall, Ventnor, Shanklin and Ryde, which operates a regular service throughout most of the day.

Welcome to 56 West Street

From popular West Street, a wide driveway leads up to the smart yellow-brick façade of Number 56. Steps lead up to a storm porch, with a contemporary plum coloured front door creating a striking and welcoming entrance to the property.

Porch

The porch is perfect for coats and boots, and is presented in a soft pink hue with a botanical feature wall and a tiled floor. A part-glazed door leads to the inner hall.

Inner Hall

Fresh white décor combines with a neutral carpet in the inner hall, which has a useful storage cupboard that is home to the Glow Worm combi boiler. Stairs lead up to the first floor, and down to the ground floor, with a half landing giving access to the garage, and there is a door to the living room.

Living Room

Spacious and light, the living room has large, full-height windows to the rear aspect with spectacular views over the downs. Appledurcombe House is visible in the winter months, and fabulous sunsets can also be enjoyed from here. The living room is presented in a blend of neutral colours with a feature wall, and a combination of carpet and laminate flooring.

Ground Floor Lobby

A characterful turning staircase has a beautiful blue balustrade and leads down to the ground floor lobby, which has a colourful feature wall and neutral tile floor. Doors lead to the kitchen and to the shower room.

Kitchen/Diner

Another well-proportioned room, with beautiful natural light from a large window and a door to the rear aspect. White, shaker-style base and wall cabinets are complemented with wood-laminate worktops, pale blue metro tiled splashbacks, a herringbone pattern wood-vinyl floor and cream walls. There is an inset 1.5 bowl sink and drainer, and space for a range, dishwasher and fridge/freezer. There is also plenty of room for a dining or breakfast table, creating a social space at the heart of the home.



Shower Room

The neutral tile floor flows through into the shower room, which has been beautifully designed with fresh white walls, feature tiling and luxurious copper fittings and heated towel rail. There is a large, walk-in shower with rain head, and a contemporary vanity basin with a mixer tap and storage under, which extends to conceal the cistern of a modern WC. The bathroom also benefits from a window with frosted glass for privacy.

First Floor Landing

From the upper ground floor, a turning staircase leads to a half landing which gives access to the third bedroom and to the bathroom, with steps up to another landing with doors to bedroom one and bedroom two. The split-level space has fresh white walls, botanical feature walls and a soft grey carpet.

Bedroom One

The spacious, L-shaped primary bedroom benefits from a large window to the rear aspect, with stunning, far-reaching rural views towards Appledurcombe and the Worsley Monument. Soft neutral décor combines with a feature wall to either end of the room and a plush carpet, and there is plenty of space for wardrobes.

Bedroom Two

The second bedroom is light and bright, with a window to the front aspect, white décor with a feature wall and a soft neutral carpet.

Bathroom

The family bathroom is presented in a chic, coastal scheme, with patterned wallpaper, mosaic style tiling and a neutral tiled floor. A white suite comprises a full-size bath with an electric shower over and a sleek glass screen, a pedestal basin and a matching low-level WC.

Bedroom Three

Twin-aspect glazing provides plenty of natural light to the L-shaped third bedroom, which has white walls, characterful wood panelling and a soft neutral carpet.

Outside - Front

The recently widened parking area is a combination of driveway and grey gravel, and provides plenty of space for multiple vehicles. A mature tree adds interest, and contemporary grey fencing and a gate leads through to the rear garden.

Garage

The good-size garage has a recently upgraded up-and-over door, finished in grey, and benefits from a window to the side aspect, space for a washing machine and dryer, power, lighting and a water outlet.

Outside - Rear

The rear garden has fabulous countryside views, and is a mix of paved areas, gravel borders, a lawn and a stocked fish pond. The paved areas provide wonderful outside seating and dining areas, and there is also a smart contemporary grey toolshed. Enclosed with high-quality fencing on either side, with a low fence to the rear to enhance the view, and the garden also benefits from outside power and a tap.

56 West Street presents a rare opportunity to purchase a beautifully presented semi-detached property, set in a most fabulous rural village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

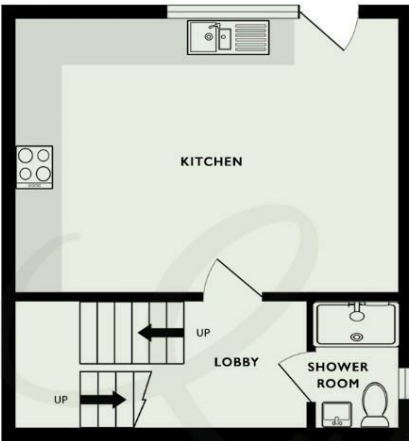
Tenure: Freehold

Council Tax Band: C (Approx £2039.56 for 2024/25)

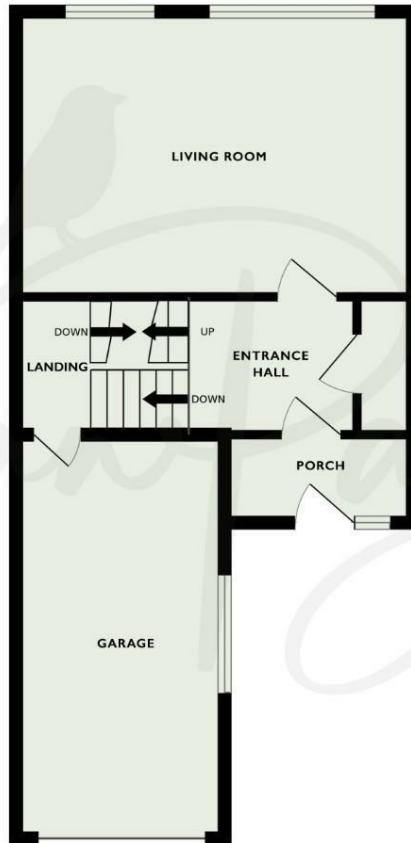
Services: Mains water, gas, electricity and drainage



Ground Floor



Upper Ground Floor



First Floor



Floorplan for illustrative purposes only and may not be to scale



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	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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