



# 28, Stenbury View

Ventnor, Isle of Wight PO38 3DB



Tucked away in a quiet spot with fabulous views over the downs, this fantastic three-bedroom bungalow boasts spacious accommodation, a sunny wrap-around garden plus a driveway with a garage.

- Unique detached bungalow in Village Location
- Sympathetically updated and reconfigured
- Modern, light interiors
- Driveway parking and a garage
- Large open plan family room
- Three double bedrooms
- Panoramic views of the surrounding countryside
- Low maintenance wrap around garden
- Spacious accommodation throughout
- Chain Free!

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

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Sympathetically updated over the last four years by the current owners to create spacious, modern accommodation, this fantastic bungalow comprises an entrance hall leading through the property providing access to three double bedrooms, a family bathroom and the kitchen. The kitchen space opens into an open plan living space with a large area to configure dining and lounging furniture, from here there is access to the boot room and garage as well as the garden. The space features neutral décor throughout and has plenty of space for all the family. Outside is a fantastic low maintenance garden that wraps around the property and presents stunning views from all angles.

Wroxall is ideally situated midway between the seaside towns of Shanklin and Ventnor, both of which enjoy stunning beaches, independent shops and good restaurants, and Godshill, a picturesque village, boasting some of the oldest and prettiest architecture on the Isle of Wight, such as its medieval church, thatched-roofed cottages and many traditional tearooms. The wide variety of amenities close to the bungalow include a shop, incorporating a post office, a primary school, an active community centre and The Star pub, 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. Appuldurcombe House with ornamental gardens designed by Capability Brown, can be seen from the property and the renowned Isle of Wight Donkey Sanctuary is close by.

### **Welcome to 28 Stenbury View**

From the driveway at the front of the property is a gate leading to the low maintenance front garden and up to the front door. The front garden is private from the large laurel hedgerow surrounding most of the frontage.

### **Entrance Hall**

*12'6" x 14'4" (3.82m x 4.37m)*

A glazed UPVC porch opens into the entrance hall which benefits from plenty of natural light and a hard-wearing neutral tile floor.

### **Kitchen**

*11'7" x 8'8" (3.54m x 2.65m)*

Fitted with a range of wooden base and wall cabinets with a concrete effect worktop, this fantastic kitchen space benefits from an integrated double electric oven, gas hobs with a cooker hood over, a dishwasher, and a sink and drainer. A window to the front aspect allows natural light into the space, there is undercounter space for a washing machine and a fantastic kitchen peninsula provides space for a breakfast bar which is an ideal spot for a quick lunch or snack. The recently replaced gas combination boiler is located here.

### **Lounge-Diner**

*25'11" x 13'5" (7.90m x 4.11m)*

This fantastic space has been transformed into a spacious family room with a log burner and space for a large sofa suite and dining room table. The neutrally tiled floor is complimented by neutral wall décor plus there are two doors to the garden and a door to the boot room from here.

### **Bedroom One**

*21'0" x 11'8" (6.41m x 3.57m)*

Formally the living room to the property, this fantastic size bedroom offers triple aspect windows to the front rear and side with stunning views over the surrounding countryside. The space features a log burner as well as offering plenty of space for bedroom furniture.

### **Bedroom Two**

*13'8" x 11'10" (4.18m x 3.63m)*

Generously proportioned with a window to the rear aspect with views towards Worsley Monument, this fantastic room is carpeted and offers ample space for a double bed and other bedroom furniture.





### **Bedroom Three**

*11'10" x 9'10" max (3.63m x 3.00m max )*

Neutrally decorated and carpeted, this double bedroom is naturally lit by the large window to the rear aspect with beautiful views and offers two alcoves ideal for wardrobes either side of the chimney breast.

### **Family Bathroom**

*6'10" x 5'4" (2.09m x 1.63m )*

This practical family bathroom offers a bath with a shower over, a w.c, and a vanity hand basin with a mirror over. An obscure glazed window to the front aspect fills the room with natural light and the space is finished with an extractor fan.

### **Boot Room**

*8'7" x 8'3" (2.62m x 2.54m )*

Originally part of the garage, this fantastic addition to the property includes base storage cupboards and shelves, a vinyl flooring, plus a door to the front garden making it an ideal entrance and the perfect place to store coats, shoes, and muddy boots from long walks in the surrounding countryside. There is a door into the garage from here.

### **Garage**

*11'6" x 8'11" (3.52m x 2.72m )*

Featuring a recently replaced electric garage door, this handy garage space is ideal for storage as well as creating a fantastic place to store bikes and motorcycles. The space is equipped with power.

### **Garden**

This fantastic garden is perfectly positioned to enjoy the sunshine throughout the day with the front garden enjoying the morning and midafternoon sunshine, and the rear garden bathing in the afternoon and evening sunshine. The rear garden is mostly decked with plenty of seating areas and the stunning views over the downs and to the West. The rear garden also features an undercover seating area, perfect for those warm rainy summer days and a drying room which is located just off the seating area, perfect for drying clothes, wetsuits, and shoes all year round. The garden continues round the bungalow to a little barbeque area plus there is access into the bottom of the property which is great for storage.

### **Parking**

There is a long driveway with parking for up to two vehicles as well as plenty of unrestricted on-road parking in the surrounding area.

28 Stenbury View presents a fantastic opportunity to acquire a spacious three-bedroom bungalow with a low maintenance garden and driveway parking. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

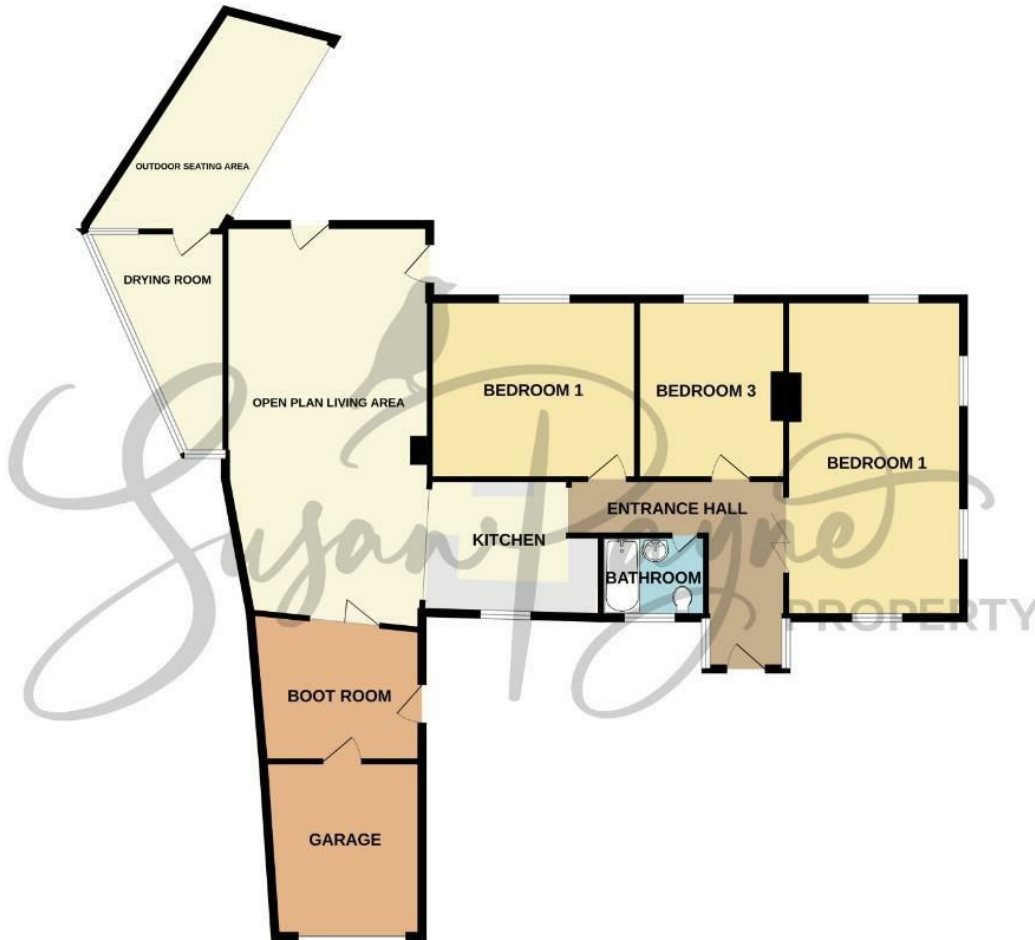
Tenure: Freehold

Council Tax Band: E (approx. £2,804.39 pa – Isle of Wight Council 2024/2025)

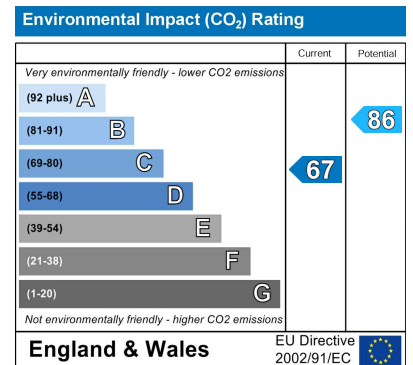
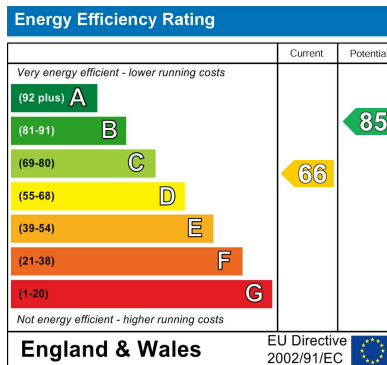
Services: Mains water, drainage, electricity, and gas central heating



GROUND FLOOR  
1519 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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