



Hilvern

St Johns Road, Wroxall, Ventnor, Isle of Wight PO38 3EL



£375,000
FREEHOLD



Boasting an elevated position with beautiful views over the countryside this stunning three-bedroom bungalow offers spacious living throughout with well-established gardens at the front and rear plus driveway parking and a garage.

- Link detached chalet bungalow
- Three double bedrooms
- Semi-open plan living
- Extensive, well-established garden
- Well maintained and updated
- Fantastic, elevated position
- New boiler recently fitted
- Naturally light throughout
- Stunning countryside views
- Garage and driveway parking

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Fully renovated, updated, and maintained by the current owners of 16 years, this fantastic link detached chalet bungalow offers a fantastic semi-rural lifestyle set within a popular village location. Offering spacious and naturally light accommodation throughout, this property enjoys a semi open plan arrangement in the kitchen, dining room, and living room which creates a fantastic social space for the family. This beautiful home offers two ground floor bedrooms and a bathroom plus one first floor bedroom. This arrangement is perfect for hosting as the private spaces can be kept separate from the main living and social spaces. The rear garden has been beautifully landscaped and designed creating a stunning wildlife haven for birds, bees, and even the resident village peacock who is a frequent visitor to the garden. The front of the property boasts a beautiful garden with mature fruit trees as well as a driveway leading up to a garage. The property also benefits from direct access onto the Red Squirrel Trail.

This three-bedroom home is located in the highly desirable village of Wroxall which is ideally situated midway between the seaside towns of Shanklin and Ventnor, both of which enjoy stunning beaches, independent shops and good restaurants. The nearby picturesque village of Godshill boasts some of the oldest and prettiest architecture on the Isle of Wight, such as its medieval church, thatched-roofed cottages and traditional tearooms. The wide variety of amenities nearby to Hilvern include a convenience store incorporating a post office, a primary school, an active community centre and The Star pub providing a great starting point for glorious walks to Ventnor, Shanklin, Whitwell or Godshill. The historical Appuldurcombe House with ornamental gardens is just a 10-minute stroll from the property as well as the renowned Isle of Wight Donkey Sanctuary. The property is also located next to the popular Red Squirrel Trail which has 32 miles of mostly traffic-free cycling and walking on the old railway line through the heart of the Isle of Wight's beautiful countryside. 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.

The accommodation comprises of a porch leading through to a shower room, living room, dining room, and kitchen. Accessed from the living room are three double bedrooms and a bathroom. A door from the dining room and kitchen lead into the beautiful rear garden

Welcome to Hilvern

A driveway leads to the garage and front door and an elevated front garden can be found to the side. This beautiful, sizeable front garden enjoys shrubs to the front, providing screening from the road, beautifully planted flower borders to one side, and an array of matured fruit trees. A beautiful magnolia tree occupies a central position which is favoured by the resident peacock.

Porch

8'11 x 3'10 (2.72m x 1.17m)

Offering a handy space to store coats shoes and boots, this porch features an obscure glazed window to the front aspect and neutral floor tiles which integrate a doormat. Finished with exposed brick and a light foliage print wallpaper which continues into the lobby, this space is lit by a ceiling light.

A step up from the porch, through an open doorway, is a carpeted lobby leading to the living room and shower room. The space is lit by a ceiling light and heated by a small radiator.

Shower Room

This handy shower room comprises of a shower cubicle, a dual flush w.c, a vanity hand basin with storage under, an extractor fan, and a ceiling light. Decorated with neutral wall tiles, this room is finished with light wood effect chevron style vinyl flooring. The space is heated by a single radiator.



Living Room

18'03 x 11'04 (5.56m x 3.45m)

Flooded with natural light and sunshine from the large window to the front aspect and a window to the side, this stunning living room offers plenty of space for all the family as well as living room furniture. An electric feature fire with a composite surround and hearth is a lovely addition to the room and creates a cosy atmosphere for those cool winter evenings. The neutral carpet continues through the bungalow from the lobby and the space is finished with neutral wall décor, which continues through the accommodation, and a sunny yellow feature wall. The space is finished with two television antenna points, two internet points, a large radiator, and a chandelier style ceiling light. An open doorway leads into the dining area and through to the kitchen and a door leads to the bedrooms.

Dining Room

9'04 x 9'04 (2.84m x 2.84m)

Filled with morning sunshine, this stunning dining room offers beautiful views of the rear garden and French doors leading to the patio, with two windows at either side. A wood effect laminate flooring spreads through this area and into the adjoining kitchen space. Two small radiators heat this space and there is a ceiling light.

Kitchen

9'07 x 8'04 (2.92m x 2.54m)

Adjoining with the dining room, through an open doorway, this beautiful kitchen offers neutral base and wall cabinets with long brushed steel handles and under counter lighting. A grey stone effect worktop integrates a ceramic 1.5 sink and drainer with a traditional style mixer tap and a five-ring gas hob with a cooker hood over and a stainless steel splashback. The base cabinets integrate a fridge and a double oven plus there is a neutral tile splashback with blue-green tone tiles. A window to the rear, above the sink, offers a spectacular view over the rear garden, plus there is a door which leads out onto the patio. The flooring continues from the dining room and benefits from an integrated door mat in front of the door. The space is lit by a ceiling light.

A small, carpeted lobby area provides access to two double bedrooms and a bathroom plus the stairs to the first floor.

Bedroom One

12'02 max x 9'04 (3.71m max x 2.84m)

Boasting a large window to the rear aspect exhibiting stunning views of the rear garden, this double bedroom offers double fitted wardrobes and drawers, neutral décor with a feather print wallpaper feature wall, and the same flooring from the dining room. The space is heated by a single radiator and lit by a ceiling light.

Bedroom Three

10'04 x 9'08 (3.15m x 2.95m)

Also occupying a ground floor position, this room benefits from a large window to the front aspect with lovely views over the front garden and beyond. The room follows the same décor from bedroom one and benefits from a radiator and ceiling light.

Shower Room

This contemporary shower room comprises a large shower, a dual flush w.c, and a pedestal hand basin. Two obscure glazed windows to the side aspect allow natural light to fill the space, plus the room offers white wall tiles with neutral strip detailing. The flooring continues in here from the shower room plus there is a chrome heated towel rail and a ceiling light.



First Floor Landing

A carpeted staircase leads up to a spacious landing which is currently used as a study. A white painted wooden balustrade encloses the walkway to bedroom two. A Velux window allows natural light into the space as well as being lit by recessed spotlights and heated by a radiator. A large airing cupboard can also be found on the landing area. This space has potential to be used as a dressing room for bedroom two or could be converted into an en-suite (subject to planning). A floral feature wall and neutral wall décor finish the space.

Bedroom Two

13'01 x 10'03 (3.99m x 3.12m)

Featuring two Velux windows with stunning views, this double bedroom presents neutral carpets and wall décor and is lit by recessed spotlights. Heated by a radiator, this space also provides access to the loft space through a small door.

Garden

Having been carefully landscaped and designed by the current owners, this stunning partly terraced garden offers an array of multicoloured plants and shrubs, seating, and fruit trees. From the dining room is a paved patio that follows the rear of the house and up to a slightly elevated patio space in front of the garage entrance and steps lead up to the lawn area. A beautiful, slightly elevated lawn area is surrounded by raised beds, retained by a stone wall, which include a variety of plants including lilacs, bamboo, irises, and hydrangeas, just to name a few. The patio space leads up to a large hardstanding, perfect for a greenhouse, summerhouse or shed, which benefits from an external socket nearby. Semi-circular brick steps lead up to the first terraced area which is partially grassed on one side and concreted on the other. The concrete section provides access to a large shed as well as a vegetable patch retained with timber. This space makes a great potting area. The grassed area offers more raised beds on either side which create a sea of colour and a real nature haven for birds and bees. Retained by railway sleepers, the flower and shrubs continue in a vast array whilst also providing a seating alcove where a small pergola with climbing roses creates shade. From this level, concrete steps continue to the top of the garden, through a wooden archway with mature climbing roses is a bank of wildflowers, to the top of the garden. This final level offers magnificent views of the whole garden, house, and the gorgeous countryside beyond. Benefitting from a flowering cherry tree and a plumb tree, this space also provides gates access directly onto the Red Squirrel trail.

Garage

16'02 x 8'04 (4.93m x 2.54m)

Accessed through a UPVC door is the garage with concrete flooring and a black up and over garage door. A transom window above the garage door encourages natural light within the space. The gas combination boiler can be found in here as well as plumbing for a washing machine. A series of wall mounted shelving can be found in here plus a loft hatch with a wooden ladder. The electrical consumer unit can also be found in here plus there is power and lighting.

Parking

This stunning property benefits from driveway parking for up to four vehicles plus there is garage parking for one car. Additionally, there is unrestricted road parking along St Johns Road.

Hilvern provides a fantastic opportunity to acquire a three-bedroom chalet bungalow within a semi-rural village with a stunning garden and driveway parking. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, gas, electricity



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 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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.