



**£420,000**

Stanton Main Road, Chillerton, Isle of Wight, PO30 3ES









Situated within a peaceful rural village in an Area of Outstanding Natural Beauty is this beautifully presented detached bungalow boasting Countryside views. The property is set in a slightly elevated position from the road and has been recently modernised to provide an immaculately presented home.

The accommodation briefly comprises of a welcoming hallway with storage, double aspect sitting room with rural views, modern kitchen, dining room/ bedroom 4, three bedrooms and two bathrooms. Externally there is off road parking for multiple vehicles, garage which has been split to provide a work shop and store room and solar panels. The impressive rear garden is a good size with lawn area and patio which is perfect for those family get togethers. This home represents a rare opportunity to acquire a substantial bungalow in a sought after village.



Set within an Area of Outstanding Natural Beauty, the property not only enjoys a peaceful, rural position but also benefits from being close to plenty of Village amenities including a village hall, and the Chillerton and Gatcombe Club which is a popular social club offering many activities and events. The parish of Chillerton and Gatcombe has miles of peaceful countryside footpaths and bridleways with stunning views.

The property is also conveniently situated for the county town of Newport which is just under five miles away providing an array of shops, eateries, cafes and the Islands main hospital, St Marys. Transport links and cycle tracks to Sandown and Cowes are close by



Hall	19'9" x 6'1"
Lounge	19'7" x 12'7"
Kitchen	20'4" x 9'3"
Dining Room / Bedroom 4	10'9" x 9'1"
Bedroom 1	15'3" x 9'9"
En-Suite	9'3" x 4'3"
Bathroom	7'3" x 7'1"
Bedroom 2	11'0" x 8'9"
Bedroom 3	12'0" x 9'11"

#### Outside

To the front of the property there is a driveway providing off road parking for several cars. The driveway leads to the garage which has an up and over door. The front garden also has a lawn area and mature shrubs. The enclosed rear garden comprises a good size lawn area, patio, mature trees and shrubs and seating areas to enjoy the far reaching countryside views.

#### Council Tax

E

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.


#### Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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