

Highfield St. Johns Road Ventnor, PO38 3EH

£535,000



Located near the popular seaside destination of Ventnor is this delightful Victorian Villa, constructed circa 1880 and has most attractive elevations in native Island stone under a slate roof. Located in Wroxall with fantastic countryside views and access to many miles of lovely foot and bridle paths over the picturesque countryside that surrounds the area. Boasting many original features whilst also recently renovated to a high standard with modern amenities, this house comprises living room, dining room, sitting room, conservatory, kitchen, family bathroom and utility room. Upstairs you have three good-sized double bedrooms, fourth single bedroom and shower room. Outside the garden is generously-sized and well stocked, there is also AMPLE off road parking for 3 to 4 cars, plus a garage. Other benefits include a multi-fuel burner, gas central heating and double glazing.

SUBSTANTIAL DETACHED HOME

4 BEDROOMS

COUNTRYSIDE VIEWS

3 RECEPTION ROOMS & CONSERVATORY

AMPLE OFF ROAD PARKING

GENEROUSLY-SIZED GARDENS

ROOMS

Entrance Hall

Wooden front door. Radiator. Under stairs storage. Doors & stairs off to:

Dining Room 14' 8" x 11' 9" (4.47m x 3.58m)

Double glazed Bay window to front aspect. Feature fireplace. Radiator. Door to conservatory:

Living Room 14' 8" x 11' 10" (4.47m x 3.60m)

Double glazed Bay window to front aspect. Radiator. Feature fireplace.

Conservatory 14' 7" x 9' 4" (4.44m x 2.84m)

Fully double glazed. Radiator. Door leading to garden:

Sitting Room 11' 9" x 9' 3" (3.58m x 2.82m)

Multi-fuel burner. Double glazed windows to side & rear aspect. Door leading to kitchen:

Kitchen 12' 2" x 8' 10" (3.71m x 2.69m)

Fitted base units with space for all appliances. Double glazed window to rear aspect overlooking garden & countryside views. Radiator. Good-sized larder cupboard. Stable doors leading to utility room:

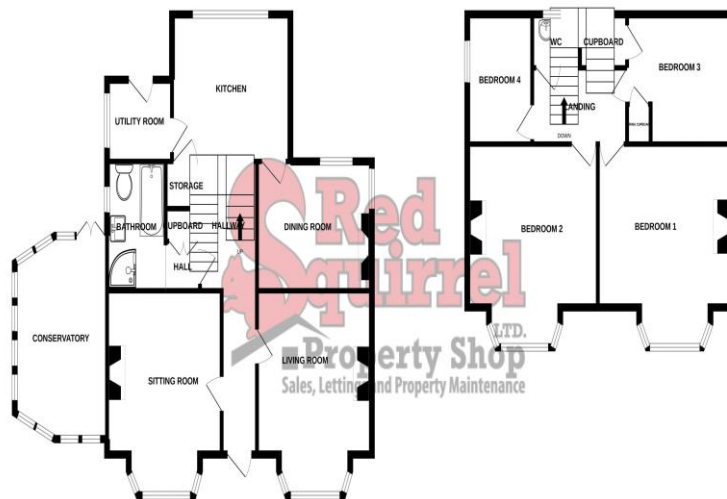
Utility room 6' 11" x 5' 11" (2.11m x 1.80m)

Space for all appliances. Double glazed door to rear aspect leading to garden. Double glazed window to side aspect.

First Floor Landing

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix 1/2022

Shower Room

Double glazed window to rear aspect with far reaching countryside views. Low level WC. Pedestal wash hand basin. Shower. Radiator.

Bedroom 4 9' 3" x 6' 10" (2.82m x 2.08m)

Double glazed window to side aspect. Radiator.

Bedroom 1 13' 5" x 12' 0" (4.09m x 3.65m)

Double glazed window to front aspect. Feature fireplace. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

