



Price

£675,000
Freehold

Niton Road, Rookley, Isle of Wight, PO38

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8.3 miles from Fishbourne to Portsmouth Ferry
8.8 miles from East Cowes to Southampton Ferry
13.5 miles from Yarmouth to Lymington Ferry



This superb character detached house is a wonderful family home, located on the fringe of the village of Rookley. With spacious rooms, beautiful gardens, and breathtaking country views.



Attractive detached character home

Extensive and well maintained gardens

Beautiful views over rolling countryside

Three large reception rooms plus a large conservatory

Garage and driveway parking

Rural village location with local amenities





retro styling well as having a garage. However, the rear garden outside the delightful Rookley was originally built in the late 1960s and this superb house has been well maintained and updated to create a fantastic, modern home. The ground floor offers flexible accommodation, with a kitchen diner as well as separate dining room, plus a conservatory, study and sitting room, allowing an abundance of choice as to how these rooms can be utilised. The stunning, contemporary kitchen with fabulous island boasts all integrated appliances and a double oven. A feature has been made of the gas hob with it set into the original chimneybreast, perfectly illustrating how well the traditional and contemporary complement each other throughout this lovely home. The dining area can comfortably accommodate a family sized table and some well placed French doors into the conservatory extends this space should it be required. The conservatory is larger than average and is the ideal place to relax and enjoy the picturesque views across the garden and rolling countryside

beyond. At the front of the house is the sitting room, displaying attractive corning and a beautiful, original fireplace with the addition of a wood burning stove to complete the look. In the dining room is another feature fireplace with an exposed brick chimney giving it a cosy, rustic feel, and of course, there's ample space for dining here too. Further rooms on the ground floor include an enclosed utility room and a W.C. Up the attractive staircase to a galleried landing, there's four double bedrooms and two bathrooms. The two bedrooms at the front are the largest and have the advantage of built in wardrobes. Bedroom three enjoys a contemporary ensuite shower room, that's been tastefully finished to a high standard, as well as stunning views over the surrounding countryside, which it shares with bedroom four. The family bathroom is a good size and has benefitted from recent updating also. Outside to the front, the home is screened from the road by neat hedgerow, behind which lies a fantastic driveway, with room to manoeuvre and park numerous

What the owner says...

"Rookley is a lovely little village conveniently located between Godshill and Newport that's surrounded by open countryside, designated as an Area of Outstanding Natural Beauty (AONB).

There is a local shop for all the essentials with a post office included and just a short walk along the road is The Chequers Inn serving quality food and drink, whilst closer to home is the Lookout bar and eatery on the site of the stunning Rookley country park. For fresh produce there's a farm shop nearby stocked full of Island produce."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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