



The Paddocks
Niton Road | Rookley | Ventnor | Isle of Wight | PO38 3NR

FINE & COUNTRY

Seller Insight

“The location of the bungalow has been ideal for our life on the Island. We specifically selected the area for its central position and its lovely village community.

There's a co-op for all the essentials, a post office and just a short walk away 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. There's little reason to want to leave here, however, it's only a few miles from Ventnor, that boasts some of the best restaurants in the country and has a gorgeous beach. You can catch the number six bus there and also to the island's principal town of Newport, that has lots of shops, restaurants, bars and Cineworld cinema.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

The Paddocks

Set back from the main road down a long, shared driveway lies this delightful, modern, two bedroom bungalow. Whilst the access is shared with the neighbouring homes, it has its own, sizeable parking area with ample space for numerous vehicles to park and turn.

Enter into a fabulous atrium style reception area with beautiful, wood effect flooring and a window wall flooding this space with light, creating a very warm welcome upon entering the home. This area makes an ideal dining room, and with patio doors on the far side opening onto a delightful, decked terrace overlooking the garden, there's an almost seamless transition from dining inside to out - perfect for entertaining. Adjacent to the dining room with ample cupboard space including a pantry in the shape of a full height, deep, triple cupboard is the kitchen. There is plenty of room here for a breakfast area as well, for when less formal dining is required, as well as patio doors leading to a pretty patio outside. The sitting room next door benefits from dual aspect windows and patio doors also, again flooded with natural light.

On the opposite side of the property are two double bedrooms, one of which enjoys its own ensuite wet room and integrated wardrobes. Additionally, there's a tastefully designed, contemporary family bathroom with a bath with a shower over.

Outside at the front is the excellent addition of an additional room, whilst currently being used as a workshop, it has been finished to the same standard as an internal room and includes a fully plumbed in W.C and sink - ideal as a guest room or for a young adult family member requiring more independence. The remaining outside space consists of a lovely, wraparound garden that's a pleasant mix of lawn, border plants and an established vegetable garden, as well as the forementioned raised terrace and patio. Additionally, there's a shed in excellent condition, and a delightful summer house - the perfect spot to enjoy the outdoors all year round.

This wonderful bungalow enjoys a prime location in a pretty village of Rookley, which 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).







Travel Information

8 miles from Fishbourne to Portsmouth Ferry Terminal
 8.6 miles from East Cowes to Southampton Ferry Terminal
 13.1 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

1 Leisure Medina, Newport	4.3 miles
Newport Golf Club, Newport	3.6 miles
Rookley Country Park Fishing, Rookley	0.5 miles
Newport Cricket Ground, Newport	2.2 miles

Healthcare

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Ventnor	01983 730257
The Bay Medical Centre, Shanklin	01983 862000
General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(4.4 miles) 01983 822099

Education

Primary Schools	
Chillerton & Rookley Primary School, Rookley	01983 721207
Arreton St Georges C of E Primary School, Arreton	01983 528429
Godshill Primary School, Godshill	01983 840246
Niton Primary School, Niton	01983 730209
Newchurch Primary School, Newchurch	01983 865210
Newport C of E Primary School, Newport	01983 522826
Carisbrooke C of E Primary School, Carisbrooke	01983 522348

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Dairyman's Daughter, Arreton
 The White Lion, Arreton
 Chequers Inn, Rookley
 The Pointer Inn, Newchurch
 Hare & Hounds, Downend
 Bargemans Rest, Newport

These bars and restaurants are available within a 15-mile radius of this home

Local Attractions / Landmarks

Model Village - Godshill
 Appuldurcombe House - Wroxall
 Bembridge Windmill - Bembridge
 Donkey Sanctuary - Wroxall
 The Wildheart Animal Sanctuary - Sandown
 Garlic Farm - Newchurch
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Butterfly World - Newport
 Amazon World Zoo - Newchurch

Ground Floor

Approx. 97.3 sq. metres (1047.7 sq. feet)



GROUND FLOOR

Dining Room	15'10 x 12'11
Lounge	15'6 x 12'11
Kitchen / Breakfast Room	15'2 x 12'11
Bedroom 1	12'11 x 11'8
En-Suite Shower Room	10'8 x 5'9
Bedroom 2	12'11 x 9'9
Bathroom	12'11 x 5'6

OUTBUILDING

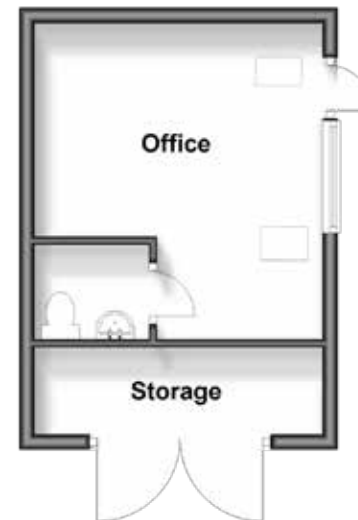
Office	13'7 x 12'5
Cloakroom	
Storage	

OUTSIDE

- Driveway Parking
- Rear Garden
- Decked Terrace

Outbuilding

Approx. 20.5 sq. metres (220.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	45 E	
21-38	F		
1-20	G		

Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 24.09.2024



Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

