

## Wroxall, Ventnor, Isle of Wight



- **Detached Bungalow in a Peaceful, Scenic Location**
- **2 Bedrooms**
- **Stunning Countryside Views**
- **Conservatory with Panoramic Views**
- **Garage and Driveway Parking**



## About the property

Set in the sought-after location of Stenbury View in Wroxall, this beautifully positioned detached bungalow offers far-reaching views over the surrounding countryside, including the historic Appuldurcombe House. Perfect for those seeking a peaceful rural setting without compromising on convenience, this home combines comfort, practicality, and exceptional outlooks.

Upon entering the property, you're welcomed by a bright and spacious hallway, which leads to two well-proportioned double bedrooms and a modern shower room. To the rear of the property, you'll find a cosy living room, seamlessly connected to the modern fitted kitchen via double doors. This thoughtful layout gives you the flexibility of open-plan living when desired, or the option to separate the spaces for a more traditional feel.

A real highlight of the home is the conservatory, which offers panoramic, 180-degree views of the stunning countryside – the perfect spot to relax and take in the scenery all year round.

Outside, the property continues to impress with a private driveway, a garage, and well-kept gardens. Whether you're looking for a peaceful retreat, a forever home, or a smart investment, this lovely bungalow ticks all the boxes. Properties with views like this are rare—don't miss your chance to make it yours!

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hall  
Bedroom 1 12' x 12'  
Bedroom 2 11'8 x 9'6  
Lounge 17'1 x 12'8  
Kitchen 11'8 x 10'9  
Conservatory 14'3 x 11'6

### OUTSIDE

Driveway  
Garage  
Front Garden  
Side Access  
Rear Garden

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		