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£295,000 Freehold

Roud, Ventnor, Isle of Wight



- **Charming Three-Bedroom Semi-Detached Cottage**
- **Large 0.2 Acre Garden**
- **Countryside Views**
- **Driveway Parking**
- **Chain Free**



About the property

Dating back to the mid-1800s, this charming three-bedroom semi-detached cottage enjoys a peaceful rural position in the heart of the island's countryside, within the small hamlet of Roud. Full of character and boasting attractive kerb appeal, the property offers well-maintained accommodation, beautiful countryside views and generous mature gardens extending to approximately 0.2 of an acre.

The accommodation briefly comprises an entrance porch with useful space for utilities, a ground-floor shower room, a spacious lounge featuring a characterful log-burning stove and a well-sized kitchen overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a further shower room.

Outside, the property enjoys particularly attractive mature gardens, offering an abundance of space to relax, entertain and enjoy the surrounding countryside. The grounds extend to approximately 0.2 of an acre and also benefit from a large shed, while driveway parking provides valuable off-road parking.

Despite its peaceful and tucked-away rural setting, the property is conveniently positioned within easy reach of the popular village of Godshill, which offers a range of local shops, amenities, cafés and places to eat.

Well cared for and presented in good decorative order throughout, this delightful cottage would make an ideal home for those looking to enjoy a more tranquil lifestyle, with the charm of village living and the beauty of the surrounding countryside close at hand.

The property is offered to the market chain free.

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

Accommodation

GROUND FLOOR

Porch

Shower Room

Lounge 17' x12'

Kitchen 11' x11'

FIRST FLOOR

Landing

Bedroom 1 15' x 6'

Bedroom 2 12' x 8'

Bedroom 3 11' x10'

Shower Room

OUTSIDE

Driveway Parking

Front Garden

Large Rear Garden

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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice .gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
http://list.english-heritage.org.uk

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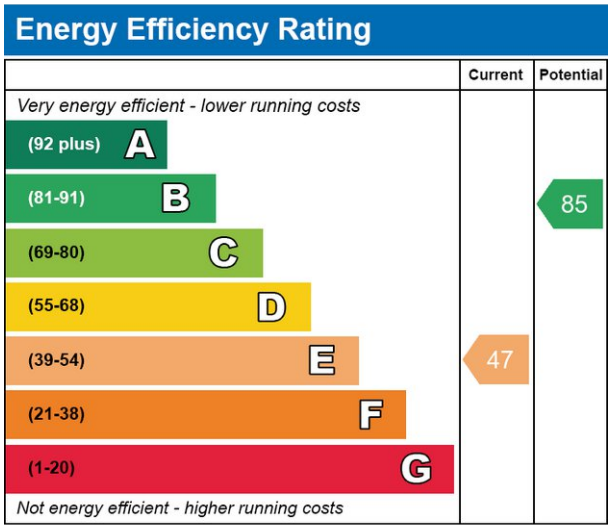
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

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