

Wroxall, Ventnor, Isle of Wight



- **Well Presented Two Bedroom Detached Bungalow**
- **Surrounded By Countryside & Nature**
- **Occupying A Generous Plot**
- **Driveway Parking & Garage**
- **Close to Good Walks & Nearby Countryside Routes**



About the property

Nestled within a quiet cul-de-sac in the sought-after village setting of Wroxall on the Isle of Wight, this well-presented two-bedroom detached bungalow offers an excellent opportunity for those seeking a peaceful home surrounded by countryside and nature.

Positioned on a particularly generous plot, the property benefits from a spacious rear garden that leads into a wooded area, creating a wonderful sense of privacy and providing an idyllic setting for enjoying the surrounding wildlife. Whether you're looking to relax outdoors, enjoy the tranquillity of nature or explore the many nearby countryside routes, this property offers an appealing blend of comfort and rural living.

Internally, the accommodation has been thoughtfully designed to provide spacious and practical living throughout. The property features two generously sized bedrooms, a separate shower room, a modern kitchen and a spacious lounge diner, complemented by an additional conservatory that provides valuable extra living space and a pleasant connection to the garden.

Externally, there is driveway parking for at least two vehicles, along with a separate garage, offering useful storage and parking facilities.

For those who enjoy an active outdoor lifestyle, the property is ideally placed for accessing a variety of countryside walks and scenic routes, including the Red Squirrel Trail, Appuldurcombe House, Freemantle Gate, Wroxall Downs and Ventnor Downs. The surrounding area offers plenty of opportunities to enjoy the natural beauty of the Isle of Wight, while the nearby coastal towns of Shanklin and Ventnor are both within easy reach.

Combining generous outdoor space, comfortable accommodation, a peaceful village environment and convenient access to the coast and countryside, this detached bungalow is likely to appeal to a wide range of buyers, particularly those looking to embrace the outdoor lifestyle while enjoying the comforts of village living.

An excellent opportunity to enjoy space, privacy and the best of the Isle of Wight's countryside and coastal surroundings.

Local Authority - Isle of Wight Council
Council Tax Band - D
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
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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Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge 18'10 x 12'

Bedroom 1 15'9 x 10'8

Bedroom 2 12'1 x 9'0

Conservatory 13'4 x 5'

Kitchen 10'2 x 8'8

Shower Room

OUTSIDE

Front Garden

Driveway

Garage

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