

## Wroxall, Ventnor, Isle of Wight



- **Spacious Detached 3-Bedroom Home**
- **10 Minutes from Ventnor and Shanklin Seafronts**
- **Beautiful Views of Countryside and Appuldurcombe House**
- **Garage and Driveway for Two**
- **South Facing and Private Rear Garden**



## About the property

A spacious detached three-bedroom home with a south-facing garden and open countryside views towards historic Appuldurcombe House, this spacious and beautifully presented three-bedroom detached home offers a rare opportunity to enjoy peaceful countryside living with modern comfort and style.

Boasting a desirable south-facing garden and uninterrupted views towards the historic Appuldurcombe House, the property perfectly balances privacy, space, and scenic surroundings.

Upon arrival, the home benefits from a private driveway providing off-road parking for two vehicles, alongside a generously sized garage—ideal for storage, a workshop, or hobby use.

Inside, the property is thoughtfully arranged and well maintained. The modern kitchen provides a practical and stylish space for everyday cooking, while the bright open-plan lounge/diner offers an inviting setting for both relaxing and entertaining. Large windows flood the space with natural light, creating a warm and welcoming atmosphere throughout. A convenient downstairs WC adds to the practicality of the ground floor.

Upstairs, there are three well-proportioned bedrooms, all offering elevated views across the surrounding countryside. The main bedroom and second bedroom both comfortably accommodate king-sized beds, while the third bedroom can easily fit a double bed—making all rooms versatile for family living, guests, or home working. A contemporary family bathroom and additional storage cupboards complete the first floor.

The south-facing garden is a true highlight—beautifully maintained, private, and perfect for outdoor living. Whether enjoying a morning coffee, summer dining, or simply unwinding in peaceful surroundings, this space offers a wonderful sense of seclusion and connection to nature.

Ideally located for outdoor enthusiasts, the property is just moments from scenic walking and cycling routes, including the popular Red Squirrel Trail and the picturesque Wroxall Downs.

This is a superb, well-rounded home in a rarely available location—offering a perfect blend of practical living, outdoor space, and countryside charm

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 13' x 8'10

Downstairs Cloakroom WC

Lounge/Diner 22'7 x 13'7

### FIRST FLOOR

Landing

Bedroom 1 15'4 x 12'8

Bedroom 2 12'9 x 11'3

Bedroom 3 9'5 x 8'1

Bathroom

### OUTSIDE

Shrub & Planted Area to Front

Driveway

Integral Garage

Side Access

Easily Maintained Rear Garden

Area for 'Al-fresco' Dining

## 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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## 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>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		