

## Wroxall, Isle of Wight



- **3 Double Bedrooms**
- **Beautifully Presented & Superbly Maintained**
- **Far Reaching Countryside Views**
- **Garage, Driveway and Well Kept Rear Garden**
- **Quiet and Tucked Away Position**



## About the property

Nestled within a quiet cul-de-sac in the sought-after area of Wroxall on the Isle of Wight, this modern-built three-bedroom detached bungalow offers an exceptional opportunity for those seeking a beautifully presented home in a peaceful yet well-connected setting.

The property enjoys a prime position within walking distance of picturesque countryside, including the local downland, Appuldurcombe House, the Stenbury Trail, and the Red Squirrel Trail—perfect for those who appreciate outdoor living and scenic surroundings.

Externally, the home benefits from a generous driveway providing parking for two to three vehicles, along with a substantial garage that borders on double size. In addition, there is extensive under-property storage, offering versatile space suitable for a variety of uses.

Internally, the property is presented to a high standard throughout. There are three well-proportioned double bedrooms, with the principal bedroom featuring its own ensuite, while a recently renovated family bathroom serves the remaining accommodation. The modern fitted kitchen is designed with both style and functionality in mind, opening into a spacious kitchen/diner or breakfast room—ideal for everyday living and entertaining. A separate utility room provides additional practicality and leads conveniently to the side access.

The lounge is a particularly appealing space—bright, airy, and generously sized—enjoying far-reaching countryside views to the rear. This outlook is further enhanced by the addition of a stunning orangery in recent years, creating a superb additional reception area that perfectly frames the surrounding landscape, with views extending towards Appuldurcombe House and Freemantle Gate.

Offered in move-in condition, this impressive home is ideal for buyers seeking a turnkey property in a tranquil location, with nothing left to do but enjoy its many features and its beautiful natural 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](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 Porch  
Hallway  
Master Bedroom 11'9 x 11'  
En-Suite Shower Room  
Bedroom 2 13'8 x 9'  
Bedroom 3 13'5 x 8'7  
Kitchen/Diner 15'2 x 10'9  
Utility Room  
Lounge 17' x 12'  
Orangery 14'10 x 7'1

### OUTSIDE

Large Storage Area Under Property  
Garage  
Driveway  
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)**