



(Offers Over)
£350,000 Freehold

5 Coombe Park, Wroxall, Ventnor, Isle of Wight, PO38 3PH



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
g.uk
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

triggiew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- 3 Well Sized Bedrooms
- Beautiful Views of Countryside and Appuldurcombe House
- Garage and Driveway for Two
- South Facing and Private Rear Garden
- Quiet, Cul-de-sac Within The Village



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Call 01983-525710 to view this home, or visit www.triggiew.co.uk for more details.



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Tucked away in a peaceful cul-de-sac in the sought-after village of Wroxall, this charming three-bedroom detached home offers a rare opportunity to enjoy tranquil countryside living with all the comforts of a modern home. Boasting stunning views of the historic Appuldurcombe House and the rolling Wroxall countryside, this property combines privacy, style, and space in equal measure.

Upon arrival, you'll find a private driveway with off-road parking for at least two vehicles, along with a generously sized garage—ideal for storage or workshop space.

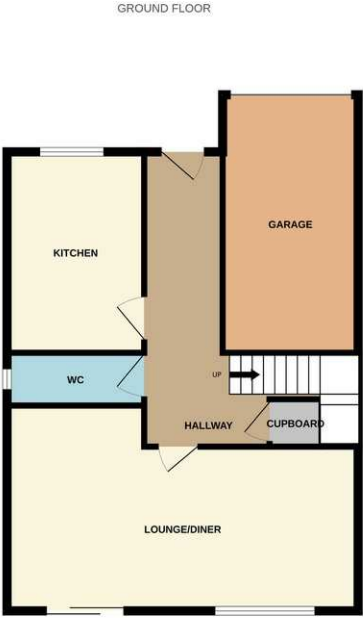
The interior of the property is well-presented throughout, featuring a modern kitchen and a bright, spacious lounge diner—perfect for relaxing or entertaining. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, all benefiting from elevated views over the surrounding landscape. A stylish family bathroom and additional storage complete the upper floor.

Step outside to a beautifully maintained south-facing garden, offering a private haven ideal for al fresco dining or simply enjoying the peaceful setting. With uninterrupted views and a high level of privacy, it's a space you'll never tire of.

Nature lovers and outdoor enthusiasts will appreciate the proximity to scenic walking routes, including the popular Red Squirrel Trail and Wroxall Downs, right on your doorstep.

This is an exceptional home in a rarely available location—early viewing is highly recommended.

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