

Newchurch, Sandown, Isle of Wight



- **A stunning Village Cottage**
- **Beautifully presented**
- **Plenty of parking**
- **Fabulous countryside on the doorstep**
- **Chain Free**



About the property

A surprisingly spacious, absolutely charming period cottage in the heart of Newchurch village. This wonderfully placed home is full of character throughout.

This once former Post Office sits amongst the village centre with a very popular country pub on the doorstep and excellent countryside walks. There is even the island's famous Garlic Farm and shop in the village too - great for grabbing a bite for lunch.

The property offers three large bedrooms, catered for by a large, completely refurbished family shower room. There are plenty of additional features from the utility room to the conservatory overlooking the large rear garden. The garden itself is private, well sized and full of mature plants, with gated parking for at least three cars.

This is a rare opportunity to own a unique piece of history.

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

Accommodation

GROUND FLOOR

Hallway
Lounge/Diner 34' x 14'8
Sitting Room 15'2 x 14'7
Utility Room
Kitchen 20'9 x 8'2
Cloakroom WC
Conservatory 16'7 x 9'5

FIRST FLOOR

Landing
Bedroom 1 14'6 x 11'6
Bedroom 2 14'6 x 11'6
Bedroom 3 15'2 x 9'4

Shower Room

WC

OUTSIDE

Off Road Parking
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>

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

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		