

## Whitwell, Ventnor, Isle of Wight



- **Stunning countryside position**
- **Rural walks on the doorstep**
- **Open plan kitchen and dining area**
- **Driveway and Garage**
- **Large rear garden**



## About the property

Forming part of the once Whitwell School back in 1851, this charming 3 bedroom cottage is in a beautiful countryside position amongst rural walks and offering a wonderful outlook. This surprisingly spacious home offers both large garden to the rear, driveway parking and a garage.

Situated on Slay Lane, the property is situated on excellent rural walking paths and yet is still very connected to the village too. Whitwell offers a charming pub at the heart of the community, Church and easy access to both neighbouring Niton with its village stores and the seaside town of Ventnor.

Driveway parking and a garage to the front, there is access leading around to the large, well cared for an private rear garden. This well designed area with a large patio overlooking the downs toward the south west ensures you can catch the sun whilst enjoying the rural views.

Internally the property has been extended on a number of occasions and now offers a large extended kitchen/diner which serves as the central and social hub to the home, overlooking the rear garden and making use of the property's impressive surroundings. The property throughout including the lounge and utility space is bright, light and airy whilst being neutrally decorated. Upstairs, you will find three bedrooms well complimented by a family bathroom.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

WC

Lounge 23'7 x 13'5

Dining Area 14'0 x 13'6

Kitchen 11'7 x 12'6

Utility 10'2 x 6'0

Garage 14'8 x 14'8

### FIRST FLOOR

Landing

Bedroom 1 13'8 x 11'3 built in wardrobe + en-suite

Bedroom 2 14'7 x 12'5 built in wardrobe

Bedroom 3 11'2 x 10'3 built in wardrobe

Bathroom

### OUTSIDE

Driveway Parking for several vehicles

Garage

Large Rear Garden

Large Patio Area

## 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**

**[triggiew.co.uk](http://triggiew.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>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			