

Rookley, Ventnor, Isle of Wight



- **Beautiful Period Cottage**
- **Driveway Parking**
- **Pretty, Private and Sunny Rear Garden**
- **Spacious Living Areas**
- **Convenient Village Location**



About the property

Charming Detached Home in the Heart of Rookley Village

Beautifully presented and full of character, this delightful detached home is nestled in the heart of Rookley Village on the Isle of Wight. Boasting two parking spaces, convenient side access, and a private, sunny rear garden, this property is perfect for those seeking a blend of comfort and charm.

Step inside to find a spacious and welcoming hallway, leading into a well-proportioned lounge diner—ideal for both relaxing and entertaining. The open-plan kitchen breakfast room offers a stylish and functional space, while the additional utility room provides flexibility as a home office if needed. A tastefully finished downstairs WC completes the ground floor.

Upstairs, there are three beautifully presented bedrooms, all served by a modern family bathroom. Finished to an exceptional standard throughout, this home is ready to move straight into.

Located within easy reach of a handy Co-op store, this property is also perfectly positioned for nature lovers and outdoor enthusiasts, with the stunning Red Squirrel Trail on the doorstep—offering fantastic walks, wildlife spotting, and excellent cycling routes.

A true gem in a desirable village setting—early viewing is highly recommended.

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

Accommodation

GROUND FLOOR

Entrance Hall

Living Room 23' x 10'9

Kitchen/Diner 20' x 11'10

Utility Room

Cloakroom WC

FIRST FLOOR

Bedroom 1 10'6

Bedroom 2 11'9 x 9'5

Bedroom 3 11'11 x 9'9

Bathroom

OUTSIDE

Driveway for 2/3 vehicles

Front Garden

Rear Garden

Lean to Storage

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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			