

Wroxall, Ventnor, Isle of Wight



- **3 Double Bedrooms**
- **Driveway For Two**
- **Large Garden & Countryside Views**
- **Quiet Tucked Away Road**
- **Chain Free**



About the property

Charming Three-Bedroom Stone-Built Cottage in Wroxall, Isle of Wight – Chain-Free

Nestled in the picturesque village of Wroxall on the Isle of Wight, this delightful three-bedroom semi-detached stone-built cottage offers a wonderful opportunity for those seeking a characterful home with fantastic potential. Set on a quiet and popular road, the property is ideally located close to the scenic Red Squirrel Trail and within easy reach of the charming seaside towns of Ventnor and Shanklin.

Chain-free and brimming with possibility, the cottage does require some general modernisation and TLC, making it a perfect canvas for buyers looking to create their ideal home. Extended to the rear, the property boasts a generously sized kitchen alongside two separate reception rooms, offering ample space for family life or entertaining.

Upstairs, you'll find three well-proportioned double bedrooms, all enjoying far-reaching views across the surrounding countryside, including the historic Fremantle Gate and the beautiful grounds of Appuldurcombe. A separate ground-floor shower room adds further convenience.

Externally, the property features a large garden—ideal for outdoor living—and benefits from two private parking spaces, a rare find in such a sought-after location.

Whether you're dreaming of a peaceful retreat or a full-time residence with countryside charm and coastal access, this well-sized cottage presents a unique and exciting opportunity.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Leasehold

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 13'2 x 11'7
Dining Room 11'2 x 10'
Shower Room
Kitchen 13'1 x 10

Rear Porch

FIRST FLOOR

Landing
Bedroom 1 13'3 x 11'7
Bedroom 2 10'6 x 10'1
Bedroom 3 13'4 x 7'8

OUTSIDE

Driveway x 2
Front Garden
Side Garden
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>

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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			74
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			