

## Wroxall, Ventnor, Isle of Wight



- **Beautifully Presented Bungalow**
- **Stunning Countryside Views**
- **Garage and Driveway**
- **Village Location**
- **Chain Free**



## About the property

Set in a peaceful position within the sought-after village of Wroxall, this chain-free, two-bedroom detached bungalow has been completely refurbished to a high standard and is ready to move straight into. Offering modern, stylish living surrounded by beautiful countryside, the property makes an ideal home for a range of buyers, whether you're looking to downsize, relocate, or simply enjoy a more relaxed pace of life on the Isle of Wight.

Inside, the accommodation is both bright and spacious, with a well-proportioned lounge/diner that provides the perfect space for entertaining or relaxing while enjoying the natural light that flows in. The high-end fitted kitchen comes with modern units and finishes, offering both functionality and style. There are two generous double bedrooms, each presented in excellent condition, and a newly fitted shower room that adds a contemporary touch.

Externally, the property continues to impress. A good-sized rear garden provides plenty of room for outdoor seating, gardening, or simply enjoying the open surroundings. In addition, there is a garage and off-road parking, giving both practicality and convenience.

The location is equally appealing, with countryside views all around and an abundance of walking routes nearby. Scenic trails such as Appledurcombe House, and the Wroxall Downs link through to Ventnor, making this an ideal spot for anyone who enjoys the outdoors. Despite the tranquil setting, the bungalow remains well-connected, with a local shop, primary school, and welcoming village pub all within easy reach.

This property truly combines the best of modern living with the charm of a countryside setting and represents a wonderful opportunity for those seeking a home ready to move into without the hassle of a chain.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Bedroom 1 11'8 x 11'7

Bedroom 2 11'9 x 11'6

Lounge/Diner 17'2 x 10'2

Kitchen 12'2 x 9'3

Shower Room

### OUTSIDE

Rear Garden

Front Garden

Driveway & Garage

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

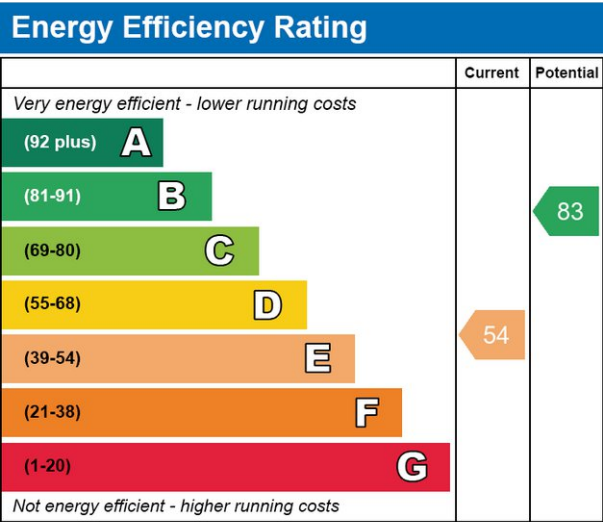
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**



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 check 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.