

## Arreton, Newport, Isle of Wight



- **4/5 Bedroom detached villa**
- **Character and period features throughout**
- **Double Garage and Driveway**
- **Countryside views**
- **4 Reception rooms**



## About the property

A handsome period property, deceptively spacious and oozing in character and period charm. This wonderful family home comes to the market offers space in every aspect, with several reception rooms and 5 bedrooms, the property has also seen a large ground floor extension too.

Set in the village of Arreton, the property offers wonderful countryside on the doorstep including that of the Arreton Downs and the popular cycle track. The property also sits very close to Harvey Browns Farm Shop, Thompsons Garden Centre and three village pubs too. The Arreton Barns is a hub for Artisan businesses as well as a museum and Dairyman's Daughter Pub.

The property boasts high ceilings, period features and a sense of grandeur in every room. The fireplaces, detailed ceilings, bay windows are just some highlights this property has to offer. There are four reception rooms on the ground floor with a large kitchen diner and separate utility at the rear overlooking the rear garden and adjacent countryside.

The property has fabulous sized bedrooms, with four on the first floor and there is a further loft room too. The property has also seen the benefit of an air source heat pump and Photovoltaic solar panels owned by the property. The property has plenty of driveway space, a large garage and then a further smaller storage space, used as an older garage.

The property is currently being cleared and does require some TLC, but in certain areas works have been undertaken to its benefit such as re-plastering of ceiling and walls etc.

Council Tax Band E

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Kitchen/Breakfast Room 19'0 x 15'5

Utility 15'6 x 9'3

Dining Room 13'2 x 13'1

Shower Room

Bedroom/Drawing Room 15'0 x 13'1

Lounge 17'5 x 15'1 (into bay)

Study 15'0 x 13'1

### FIRST FLOOR

Landing

Bedroom 1 17'2 x 14'8 (into bay)

Bedroom 2 14'6 x 12'7

Bedroom 3 13'3 x 12'7

Bedroom 4 13'2 x 10'3

Bathroom

Loft Room 18'4 x 16'3

### OUTSIDE

Garage

Driveway

Rear Garden

Shed

## 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**

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