

## Wroxall, Isle of Wight



- Stone built cottage
- Stunning countryside views
- Beautifully presented
- 2 Beds plus studio/office
- Off road parking and large garden



## About the property

A wonderful stone built cottage, set with stunning views, fantastic walks on the doorstep and in fabulous condition throughout. This charming property sits in a quiet location, offers amazing countryside views and is likely to be extremely popular.

Set in the South Wight village of Wroxall, this property offers a village position with Wroxall Downs within touching distance plus the red squirrel cycle track that links through to Newport and Shanklin. Wroxall offers a good local shop, pub and primary school too. Its close proximity to Ventnor and Shanklin mean you can reach the beach in a short drive also.

Off road parking to the front, the outside space here definitely comes alive in the rear garden. A fantastic space with numerous features. The owner has made the addition of a Studio/Office which provides a well sized area to work from home.

Internally, the property is beautifully presented. The care and attention has ensured this property presents itself superbly. The large lounge/diner area is perfect for socialising, whilst there is a modern kitchen and utility area too. The first floor comprises two double bedrooms plus a stunning bathroom.

The combination of location and presentation here is also met with a far-reaching countryside view which looks out onto the Worsley monument and Appuldurcombe House combined with rolling hills.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 13'2 x 8'1

Lounge/Diner 27'7 x 12'

Cloakroom WC

### FIRST FLOOR

Landing

Bedroom 1 13'8 x 12'

Bedroom 2 12' x 10'8

Large Bathroom

### OUTSIDE

Off Road Parking x 3 cars

Rear Garden

Studio/Office 16' x 12'

## 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)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		