

Adgestone, Sandown, Isle of Wight



- **Rural Bungalow**
- **Stunning Grounds of approx 0.4 Acres**
- **Ample Parking**
- **Beautifully Presented**
- **Chain Free**



About the property

Set in the rural area of Adgestone, this absolutely beautiful detached bungalow is fantastic example of a modern home, set amongst rolling hills and stunning countryside. The grounds here are approximately 0.4 Acres, with plenty of privacy and rural outlooks in every aspect.

Adgestone, famed for its vineyard, cycling trails and abundance of Wildlife, is perfect for those wanting to be slightly off the beaten track. However, you can find yourself close to Peddlers Cafe, Shanklin/Sandown Golf Course and both seaside towns of Sandown and Shanklin too.

The property is very much tucked away within this country lane. There is ample parking for several cars and plenty of space around the home, forming various garden areas. The grounds are approx 0.4 Acres with several outbuildings, including a large garage style storage and a summer house/office cabin too.

Internally, the property impresses in terms of both decor and design. The property has been carefully renovated to ensure modern living standards have been met and create a home that is both sociable, pleasing on the eye and embraces the rural surroundings too. There are well sized living spaces, three family bedrooms, complimented by a gorgeous bathroom. The kitchen/diner serves as a hub to the home with its open plan layout, with access into the large utility room. The lounge, also complete with features log burner, leads into a further snug.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 17'6 x 12'5

Snug 9'8 X 8'8

Kitchen Diner 18'6 x 16'8

Utility 9'5 x 8'8

Bedroom 1 12'6 x 9'7

Bathroom

Bedroom 2 12'7 x 9'6

Bedroom 3 11'7 x 7'8

OUTSIDE

Garden

Driveway

Garage/Storage

Summer House

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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		