

**Wroxall, Ventnor, Isle of Wight**



- **2 Bedrooms**
- **Stunning Cottage**
- **Open plan lounge & dining area**
- **Perfect location for the Red Squirrel Trail**
- **Enclosed rear garden**



## About the property

A wonderful character cottage, located with stunning views of Appuldurcombe House, fantastic walks on the doorstep and in great 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 also means you can reach the beach in a short drive.

Internally, the ground floor has a spacious open plan lounge and dining area flowing through the heart of the property. As you approach the rear of the home you arrive at the kitchen, with handy utility area and the all important ground floor cloakroom, whilst the first floor boasts two spacious double bedrooms and family bathroom.

Externally, the good sized rear garden is laid to lawn with mature trees & shrubs and has a summerhouse, offering a multitude of uses.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 10'9 x 11'9

Diner 12'7 x 11'3

Kitchen 10'6 x 7'8

Utility 7'9 x 5'0

WC

### FIRST FLOOR

Landing

Bedroom 1 14'4 x 11'9

Bedroom 2 12'7 x 8'9

Bathroom

### OUTSIDE

Walled Front Garden

Rear Garden

Summerhouse

## 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>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			