

## Wroxall, Isle of Wight



- **2/3 Double Bedrooms**
- **Stunning countryside views**
- **Modern, bright and light**
- **Bathroom and shower room**
- **Garage and parking**



## About the property

Rolling countryside and the stunning 18th Century Appuldurcombe Estate which is situated in an area of outstanding natural beauty, is the wonderful outlook you'll be waking up to every morning.

This immaculately presented cottage offers everything you could want from village life, where you'll be able to make the most of the Island's excellent cycle and bridal paths. The property comes with parking and a separate garage, which is perfect for anyone with two cars. From the kerb, this pretty home is certainly appealing to the eye, a modern home yet full of character. Stepping inside the home, the rooms feel spacious and well designed.

The property is bright, light and very airy. The level of windows means the light just pours in! The open plan lounge/diner is a suburb size and is completed by a very modern kitchen. In addition to this, there is a downstairs shower room and separate WC. Upstairs, there are two excellently sized double bedrooms complete with a family bathroom, which again is very light and airy.

This charming cottage offers everything you'd want from a period style property without the maintenance.

Council Tax Band C

## Accommodation

### GROUND FLOOR

Entrance hall

Lounge 16'1 x 11'8

Dining Room/Bedroom 3 11'8 x 9'7

Separate cloakroom w/c

Shower Room

Kitchen 11'5 x 10'9

### FIRST FLOOR

Landing

Master Bedroom 16'10 x 10'9

Bedroom 2 16'10 x 9'8

Bathroom

### OUTSIDE

Front garden

Rear garden

Off road parking

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

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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>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			