

Brading, Sandown, Isle of Wight



- **4 Bedroom Individually Designed Home**
- **Stunning Presentation Throughout**
- **Far Reaching Countryside Views**
- **Ample Parking and Double Garage**
- **Versatile Accommodation with Annexe potential**



About the property

Spacious & Versatile Detached Home in Sought-After Location – Stunning Countryside Views

Situated in a highly desirable position in the charming village of Brading on the Isle of Wight, this impressive detached home offers flexible living accommodation, breathtaking countryside views, and convenient access to local amenities.

Boasting ample parking for several vehicles and an integral double garage, this well-presented property is perfect for families or those seeking a home with adaptable space. A large entrance hall leads to a spacious and sociable kitchen-diner, ideal for entertaining, while the adjoining conservatory offers a relaxing spot to enjoy the garden views. A generous games room on the ground floor provides the option for a fourth bedroom if required, alongside a well-proportioned utility room, which could be utilized to create a self-contained annex space. A downstairs bathroom adds further convenience.

Upstairs, the large lounge takes full advantage of the far-reaching views, opening onto a private balcony overlooking Brading Downs. The master bedroom benefits from an en-suite and fitted wardrobes, with two further bedrooms providing ample accommodation.

The substantial rear garden is perfect for outdoor enjoyment, with direct access to picturesque countryside walks across Brading Downs and the RSPB-protected Brading Marshes, a haven for wildlife and birdwatchers.

Within walking distance of village shops, local pubs, and essential amenities, this exceptional home offers space, versatility, and a stunning setting. A rare opportunity in one of the Isle of Wight's most scenic locations—early viewing is highly recommended.

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

Accommodation

GROUND FLOOR

Entrance Hall
Kitchen Diner 22'6 x 13'
Garage 17'10 x 15'7
Utility Room 12'9 x 7'5
Boot Room/Shower Room
Games Room/Bedroom 4 16' x 10'10
Conservatory 12'6 x 8'2

FIRST FLOOR

Landing
Master 17'10 x 13'10
En-suite
Bedroom 3 11'2 x 7'6
Bathroom
Bedroom 2 16' x 12'
Lounge 22'3 x 13'8
Balcony

OUTSIDE

Driveway for Several Vehicles
Side Access
Rear Garden

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>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		