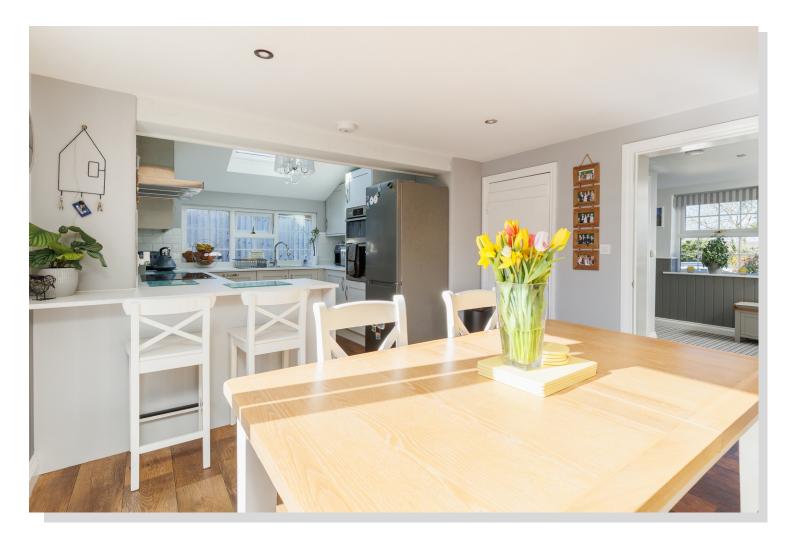


# Rookley, Ventnor, Isle of Wight



- Beautiful Period Cottage
- Driveway Parking
- Pretty, Private and Sunny Rear Garden
- Spacious Living Areas
- Convenient Village Location





## About the property

Charming Detached Home in the Heart of Rookley Village

Beautifully presented and full of character, this delightful detached home is nestled in the heart of Rookley Village on the Isle of Wight. Boasting two parking spaces, convenient side access, and a private, sunny rear garden, this property is perfect for those seeking a blend of comfort and charm.

Step inside to find a spacious and welcoming hallway, leading into a well-proportioned lounge diner—ideal for both relaxing and entertaining. The open-plan kitchen breakfast room offers a stylish and functional space, while the additional utility room provides flexibility as a home office if needed. A tastefully finished downstairs WC completes the ground floor.

Upstairs, there are three beautifully presented bedrooms, all served by a modern family bathroom. Finished to an exceptional standard throughout, this home is ready to move straight into.

Located within easy reach of a handy Co-op store, this property is also perfectly positioned for nature lovers and outdoor enthusiasts, with the stunning Red Squirrel Trail on the doorstep—offering fantastic walks, wildlife spotting, and excellent cycling routes.

A true gem in a desirable village setting—early viewing is highly recommended.

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

# **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@triggiow.co.uk

### Accommodation

#### **GROUND FLOOR**

**Entrance Hall** 

Living Room 23' x 10'9

Kitchen/Diner 20' x 11'10

**Utility Room** 

Cloakroom WC

#### **FIRST FLOOR**

Bedroom 1 10'6

Bedroom 2 11'9 x 9'5

Bedroom 3 11'11 x 9'9

**Bathroom** 

#### **OUTSIDE**

Driveway for 2/3 vehicles

Front Garden

Rear Garden

Lean to Storage

# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

#### 01983 525710

## triggiow.co.uk

