

**Rookley, Ventnor, Isle of Wight**



- **3 Bedroom family home**
- **Large rear garden**
- **Superbly presented**
- **Far reaching countryside views**
- **Garage en-bloc**



## About the property

A village setting, superbly presented and with a cracking rear garden! This lovely three bedroom home comes to the market offering bright, light and airy accommodation in excellent decorative order with the bonus of a garage en-bloc too.

Rookley is a quiet village, central to the island and with stunning rural countryside walks on the doorstep including cycle tracks and a regular bus service which can ensure you can access all of the island with relative ease. The property itself sits walking distance of the Co-op store, community centre, post office and more. There is also the popular Chequers Inn, a family pub, renowned on the island.

Internally, the property offers an open plan lounge/diner with a modern kitchen too. In addition, the property has a downstairs WC and conservatory overlooking the rear garden. The first floor comprises three bedrooms and a family bathroom. The property benefits from some wonderful countryside views.

The garden is an impressive space with a lot more than you would typically imagine. A private, sunny and well sized area, it makes for the ideal family garden particularly with pets and kids in mind.

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

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Cloakroom W/C  
Lounge Area 12'8 x 12'7  
Dining Area 8'6 x 7'9  
Kitchen 7'10 x 7'3  
Conservatory 14'4 x 7'3

### FIRST FLOOR

Landing  
Bedroom 1 10'5 x 9'6  
Bedroom 2 10'5 x 9'8  
Bedroom 3 9'9 x 6'8

Bathroom

### OUTSIDE

Front Garden  
Steps to front  
Large rear garden  
Garage en-bloc

## 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)**

