

## Whitwell, Ventnor, Isle of Wight



- **Extended detached home**
- **Driveway and garage**
- **Beautiful rear garden**
- **Kitchen/diner and utility room**
- **Bathroom and shower room**



## About the property

Beautifully presented, a stunning rear garden and countryside views both front and back. This 3 bedroom detached home is perfectly placed for village life, rural walks and ability to move straight in with nothing more than to decide where to put the furniture.

Whitwell is a south Wight village with stunning countryside surrounding you, walks on Stenbury Downs, the Pilgrims trail and plenty of cycling options too. A local village pub, traditional community and excellent connections to both the seaside town of Ventnor and the larger village of Niton are in close proximity.

Set back off the road, the property offers a driveway for several cars plus a garage. The rear garden here is immaculately kept and thoughtfully designed with a wonderful backdrop of countryside at the rear. A patioed area off the kitchen and a sunny aspect ensures the space is perfect for those summer weekends and evenings.

Internally, the property is bigger than you might initially perceive, helped by a large extension to form a kitchen/diner. There is a large utility room and downstairs shower room. The lounge is an open space, superbly presented and with a homely feel. Upstairs, you will find three well sized bedrooms with another large family bathroom. In addition, the property has a well sized loft, neatly shelved and boarded by the current owners.

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

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Living Room 20'3 x 15'  
Kitchen/Diner 22'3 x 9'9  
Utility Room  
Shower Room

### FIRST FLOOR

Landing  
Bedroom 1 14'4 x 9'5  
Bedroom 2 10'10 x 9'9  
Bedroom 3 9'1 x 8'5  
Bathroom w/c

### OUTSIDE

Front Garden  
Rear Garden  
Driveway  
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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		