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wright
estate agency



- Charming Detached Home
- 3 Reception Rooms & Good Sized Kitchen
- Popular Village Location

- 4 Bedrooms
- Off Road Parking & Garage
- Bathroom & Separate Shower Room

- Fantastic Countryside Views
- Extensive Gardens
- Ideal Family Home

Highfield St. Johns Road, Wroxall, PO38 3EH

OIRO £425,000

Located in the popular village of Wroxall, this charming detached home offers an idyllic retreat with breathtaking countryside views. The property boasts an impressive layout, featuring three reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is perfect for family gatherings or hosting friends, with each room designed to maximise comfort and light.

With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for a home office. The modern bathroom and separate first floor shower room ensure convenience and privacy for all occupants, making daily routines a breeze.

Outside, the property benefits from ample parking, a valuable feature in this tranquil setting. The surrounding countryside offers a serene backdrop, perfect for enjoying leisurely walks or simply soaking in the natural beauty.

This impressive home in Wroxall presents a unique opportunity to embrace a lifestyle of peace and comfort, all while being within reach of local amenities. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.



Accommodation

Entrance Hall

Lounge

15' into bay x 11'10 (4.57m into bay x 3.61m)

Dining Room

15' into bay x 11'10 (4.57m into bay x 3.61m)

Snug

11'9 x 9'3 (3.58m x 2.82m)

Kitchen

12'3 x 10'6 (3.73m x 3.20m)

Bathroom

9'3 x 8'10 (2.82m x 2.69m)

Conservatory

13'5 x 9'6 (4.09m x 2.90m)

First Floor Landing

Bedroom 1

15' into bay x 14'3 (4.57m into bay x 4.34m)

Bedroom 2

15' into bay x 13'5 (4.57m into bay x 4.09m)

Bedroom 3

11' x 9'3 (3.35m x 2.82m)

Bedroom 4

9'5 x 6'8 (2.87m x 2.03m)

Shower Room

Outside

To the front of the property established trees provide a good degree of privacy. The extensive lawned side and rear gardens are complimented by a patio area with fantastic views of the surrounding countryside. There is parking to side of the property and gated access leads to the garage.



Services

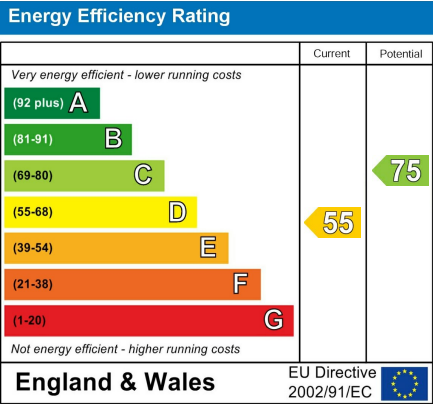
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band E - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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