



## 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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These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

## Book a viewing

There is no substitute to seeing the real thing!  
To arrange a viewing contact one of our team on

**01983 525710**

**triggio.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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74

84



**£775,000 Freehold**

**The Chestnuts High Street, Godshill, Ventnor, Isle of Wight, PO38 3HH**



- 5 Bedrooms, 2 en-suites
- In and out driveway with double garage
- Superbly presented
- Beautiful rear garden
- Wonderful village location



Call 01983 525710 to view this home, or visit [www.triggio.co.uk](http://www.triggio.co.uk) for more details





AGENT'S COMMENTS

An individually built detached home set in the heart of Godshill village, this beautifully presented home comes to the market offering an abundance of space, well designed living areas and a wonderful rear garden too.

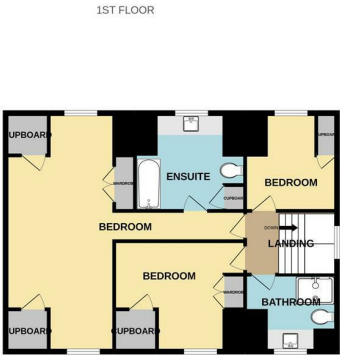
Steps from the village amenities, pubs, shops, thatched tea rooms and the charming All Saints Church. The location here is set right amongst the community and yet still set back from the road with its in and out driveway. A handsome house from the kerb, the property offers a double garage and parking for several vehicles.

Internally, you are welcomed by a warm and inviting entrance, which offers a spacious hallway linking the living space. The owner here has extensively refurbished the property and put in lots of investment to create what is available today. There are two bedrooms on the ground floor with one having its own shower room en-suite. There are three bedrooms on the first floor including a 27ft master with en-suite bathroom and a family shower room to compliment the two further bedrooms.

The living spaces are generously sized with the kitchen being an impressive area overlooking the rear garden and providing the benefit of a sperate utility room too. The kitchen has been well designed and also links through to the formal dining area.

Outside, the vendor has kept the garden very well and you will enjoy the benefit of a beautiful backdrop too. The addition of a Lushington summer house and shed are perfect for the garden and gives the next lucky owner the advantage of having space for numerous options, whilst making the most of the outside space and surrounding aspect.

Council Tax Band TBC



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Accommodation

GROUND FLOOR

Entrance Hall

Lounge 18'5 x 18'4

Dining Room 12'2 x 11'6

Bedroom 12'11 x 12'9

En-suite Shower Room

Kitchen 22'4 x 12'4

Utility Room 8'9 x 5'10

Cloakroom WC

Bedroom/Study 16'11 x 9'5

FIRST FLOOR

Landing

Bedroom 10'4 x 9'5

Bedroom 13'4 x 13'4

Principal Bedroom 27' x 11'

En-suite Bathroom

Family Shower Room

OUTSIDE

In & Out Driveway

Double Garage

Sizeable Rear Garden

Summerhouse