

5, Coombe Park

Ventnor, Isle of Wight PO38 3PH



Set within a peaceful development with a spectacular outlook over an Area of Outstanding Natural Beauty, this beautifully appointed chalet bungalow is offered for sale chain free and boasts a well-designed rear garden plus a driveway with a garage.

- Three-bedroom detached chalet bungalow
- Spacious accommodation and elegant interiors
- Driveway parking for two vehicles plus a garage
- Tucked away within a highly desirable development
- Offered for sale chain free
- Beautifully designed rear garden
- Family bathroom and ground floor cloakroom
- Magnificent countryside views
- Local village amenities nearby
- Nearby footpaths offering spectacular, scenic walks

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Located in a prime position with a breathtaking rural backdrop towards Appuldurcombe House, this charming red brick property was constructed in 1999 and offers spacious, well-arranged accommodation finished with elegant interiors throughout. Offering an idyllic village lifestyle, number Five Coombe Park is within short walking distance to local amenities and enjoys easy access to rural cycling trails and footpaths offering glorious ambles in the countryside towards Godshill and beyond. Upon entering the property, it is evident that this delightful property has been well-maintained and benefits from a number of upgrades completed within the last four years including a cloakroom and bathroom suite, and an immaculately decorated interior offering a fresh neutral colour palette complemented by a range of quality flooring. Outside has also been much improved with a lot of careful consideration put into the design and planting of the beautiful rear garden, and a well-presented driveway to the front provides parking for two vehicles in addition to a single-sized garage with an electric roller door.

Coombe Park is a highly desirable development located in the peaceful village of Wroxall which is nestled amid the picturesque downlands, between the popular seaside towns of Shanklin and Ventnor, both of which enjoy stunning beaches, independent shops and good restaurants. The wide variety of amenities nearby to the property include a convenience store incorporating a post office, a primary school, an active community centre and The Star pub providing a great starting point for glorious ambles to Ventnor, Shanklin, Whitwell or Godshill. Just a 15-minute stroll from the property is the renowned Isle of Wight Donkey Sanctuary and the historical Appuldurcombe House with ornamental gardens designed by Capability Brown. The nearby picturesque village of Godshill boasts some of the oldest and prettiest architecture on the Isle of Wight, such as its medieval church, thatched-roofed cottages and traditional tearooms. For those who enjoy exploring the great outdoors of the Isle of Wight, the popular Red Squirrel Trail is close by which provides 32 miles of mostly traffic-free cycling routes through the heart of the Island's beautiful countryside.

Public transport links are provided by Southern Vectis bus route 3, connecting Newport, Wroxall, Ventnor, Shanklin and Ryde, which operates half-hourly through most of the day.

The accommodation comprises a beautiful entrance hall which leads to the kitchen with fabulous rural views, a stylish cloakroom, and a spacious lounge-diner bathed in natural light. A staircase from the entrance hall flows to the first-floor landing which creates access to three double bedrooms and a large family bathroom.

Welcome to 5 Coombe Park

Tucked away within a spacious development mainly consisting of attractive red brick bungalows, this well-presented property enjoys an elevated position and includes a slightly sloped driveway providing parking for two vehicles and an integral garage with a white electric roller door. A delightful slate finished area to the front elevation provides a perfect seating spot from which to enjoy the magnificent views beyond, and there are timber gates on each side of the property creating access to the rear garden. Sheltered by an open porch, a few paved steps lead up to a composite wood-effect front door with a decorative glazed pane and a pretty wall-mounted lantern style light to the side.

Entrance Hall

extending to 19'05 (extending to 5.92m)

Upon stepping through the entrance door onto a dark grey integrated doormat, a generous hallway enjoys a fresh neutral wall décor and a soft grey carpet which continues to the lounge diner and provides a cosy feel underfoot. Enjoying plenty of natural light porting from the glazed entrance door, this beautiful space benefits from a 'Hive' central heating thermostat control and is warmed by two radiators. With coordinating white panel doors leading to the ground floor accommodation, the hallway has two ceiling light fixtures and a turning staircase leading to the first floor provides a large under-stair storage cupboard. A telephone/internet point is also located here.

Kitchen

12'11 x 8'10 (3.94m x 2.69m)

This well-presented, light and airy kitchen enjoys a window to the front aspect framing the fabulous countryside views and allowing for plenty of natural light. Fitted with a grey herringbone-style vinyl floor, this spacious room has a range of classic shaker-style cabinets in white providing a combination of cupboards, display units and drawers. With a tiled splashback in white, a speckled-green countertop provides space and plumbing beneath for a washing machine and there is plenty of additional space at the end of the units for further freestanding appliances. The countertop incorporates a white ceramic sink and drainer with a chrome swan neck mixer tap, and a gas hob positioned above a 'Neff' electric oven (installed four years ago) complete with a cooker hood over. Illuminated by a modern spotlight bar on the ceiling and warmed by a radiator, this room also houses a 'Worcester' gas-fired boiler and the walls are finished in a cool ice-blue shade which further enhances the natural light.

Cloakroom

Conveniently located on the ground floor, this stylish cloakroom also enjoys a cool ice-blue colour palette on the walls and a grey herringbone-style vinyl floor to match the kitchen decor. With an opaque glazed window to the side aspect featuring a mosaic tiled sill, this space has a modern white suite that includes a dual flush w.c and a hand basin mounted upon a vanity cabinet with a chrome mixer tap and white tile splashback edged with grey-blue mosaic tiling. Also located here is a radiator and a ceiling light fixture.

Lounge-Diner

22'07 x 13'07 max (6.88m x 4.14m max)

Bathed in natural light from a window to the rear aspect and glazed patio doors to the garden terrace, this spacious lounge-diner provides a sociable family living area with ample room to arrange a comfortable seating zone alongside a dining space. Providing stylish continuity, the cool ice-blue wall shade also features here and the soft grey carpet from the hallway flows into this room. Warmed by two radiators, this wonderful lounge-diner enjoys a charming focal point with its fabulous marble-effect resin feature fireplace complete with a solid hearth, perfect for positioning an electric feature fire. Stylish light fixtures include a decorative multi-pendant light within the lounge area and a low pendant ceiling light in a copper-effect finish positioned over the dining space. A television aerial connection and a telephone/internet point are also located here.

First Floor Landing

Flowing from the hallway, the grey carpet continues up a turning staircase with a white spindle balustrade and to the first-floor landing area. Providing access to a loft hatch, the landing boasts natural light from a window to the side aspect above the stairwell and the walls are finished in a neutral shade. There is a ceiling light fixture and four matching white panel doors open to three bedrooms and a family bathroom respectively.

Bedroom One

15'04 into dormer x 12'09 (4.67m into dormer x 3.89m)

A fresh neutral wall décor with a turquoise-green feature wall and a light-cream carpet create a calming colour palette for this spacious double bedroom. This room benefits from natural light flowing from a dormer window to the front aspect which showcases the stunning, uninterrupted views towards Appuldurcombe House and there is a radiator located beneath to keep the room cosy. Fitted with a ceiling light fixture, this bedroom also includes a large wardrobe in cream which is fixed to the wall and a matching chest of drawers, as well as bedside tables are to remain.

Bedroom Two

12'09 x 11'03 into dormer (3.89m x 3.43m into dormer)

With a dormer window to the rear aspect, this delightful second bedroom is another good double size, and again features a cream carpet complemented by a neutral wall decor. A radiator and a ceiling light fixture are also located here.

Bedroom Three

9'04 x 8'01 (2.84m x 2.46m)

Warmed by a radiator, this small double bedroom features a dormer window to the rear aspect and enjoys a cheery wall colour combination consisting of light yellow and cream. Also located here is a ceiling light fixture and a cosy grey carpet.

Family Bathroom

With fully tiled walls in soft neutral shades featuring an elegant midway border, this well-presented spacious bathroom has a wood-style vinyl floor and a modern white coordinating suite. Fitted with a curved shower screen to follow its P-shaped design, a panelled bath has a chrome mixer tap providing a handheld shower attachment in addition to a 'Triton' electric shower unit above. A dual flush w.c is located beneath an opaque glazed window to the side aspect and a pedestal hand basin on the adjacent side of the room has a chrome mixer tap. Warmed by a ladder style heated towel rail in chrome, the room includes an extractor fan, a wall-mounted mirrored cabinet and a ceiling light fixture. Additionally, this bathroom has a white panelled door providing access to a deep eaves storage area.

Rear Garden

Cleverly landscaped to offer a low-maintenance outdoor space and a contemporary design, this beautiful garden enjoys a purple slate finish with a perfectly round lawn area edged with smart brickwork, creating a fabulous central focal point. A choice of seating areas are provided by a grey-painted decked terrace with a timber pergola over providing a partially shaded spot and a slightly elevated paved terrace accessed directly from the lounge-diner. Curvy plant borders create visual interest and feature an abundance of thriving shrubs and trees including a variety of hostas, camellia hedges, photinia and a fabulous liquidamber tree providing a vibrant display of golden autumn colour. Fully enclosed by timber fencing, this south-east facing garden also includes a timber storage shed and a wooden gate on each side of the property, with one providing access to a tap on the external wall of the cloakroom.

Driveway and Garage

A concrete driveway to the front elevation provides off-road parking for two vehicles and there is a single garage benefitting from an electric roller door. The garage has lighting and also contains an electrical consumer unit.

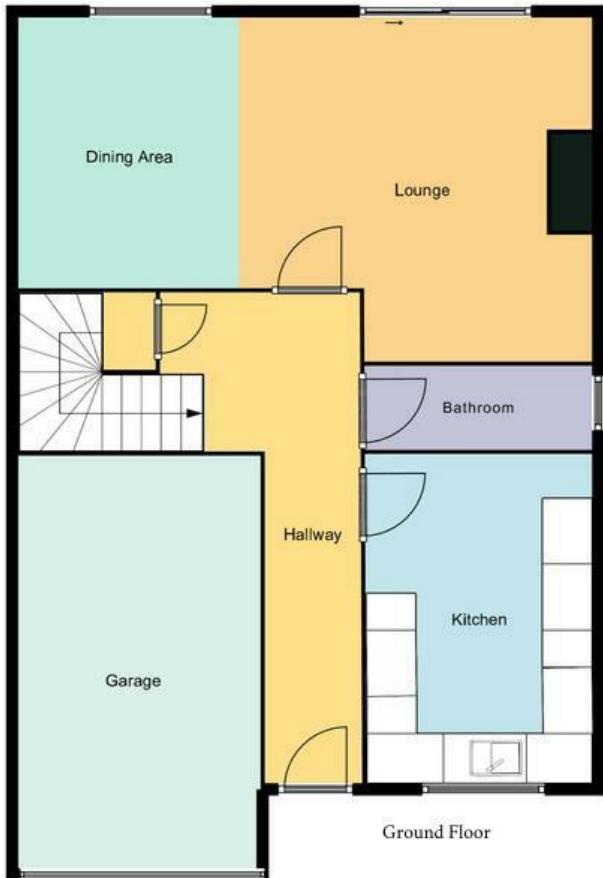
This superb chalet-bungalow is a beautifully presented, must-see property offering an idyllic village lifestyle within a highly desirable development. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Gas Central Heating, Electricity, Mains Water and Drainage



Floorplan not to scale - For visual purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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