



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

9, Campfield Road

Whippingham, Isle of Wight PO32 6LT



£280,000
FREEHOLD



Offering a semi-rural lifestyle on a quiet cul-de-sac, this well-arranged three-bedroom home provides an exciting opportunity to create a wonderful home, and comes complete with a sunny rear garden and garage parking.

- Semi-detached three-bedroom property
- Spacious lounge with feature fireplace
- Well-arranged kitchen overlooking the garden
- UPVC double glazing and gas central heating
- Detached garage with access into the garden
- Flowing layout and light, bright ambience
- Separate dining room with garden access
- Ground-floor porch and hallway
- Enclosed rear garden with lawn and patio
- Quiet residential setting

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

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Enjoying a peaceful position within an established residential neighbourhood, this semi-detached three-bedroom home offers well-balanced accommodation across two floors together with a generous rear garden and a detached garage. The interiors are naturally light and thoughtfully arranged, providing a comfortable layout that includes a lounge, separate dining room, kitchen overlooking the garden, and three bedrooms on the first floor. The property has been well maintained over the years, and now presents an exciting opportunity for a new owner to style the interiors to suit their requirements. Outside, the rear garden provides a pleasant outdoor setting with lawn, patio space and useful outbuildings, while the detached garage adds valuable practicality.

Set within a quiet residential area, the property enjoys a convenient yet peaceful setting within easy reach of the local town and transport links. There are wonderful countryside walks on the doorstep, and all the amenities that nearby East Cowes has to offer including the highly-regarded Folly Inn pub, a Waitrose supermarket, convenience store, and a good range of shops and eateries. The property is under two miles from the Red Funnel car ferry service to Southampton, and the promenade at East Cowes affords stunning sea views over the River Medina estuary towards Cowes, the home of world yachting, which is easily accessed by a floating bridge. This appealing location combines the tranquillity of a well-established neighbourhood with convenient access to the wider island.

Welcome to 9 Campfield Road

Approached via a neatly maintained front garden, the property presents a welcoming first impression. A pathway leads to the entrance porch which provides a practical transition into the entrance hall, which has a door to the living spaces and a staircase to the first floor.

Lounge

Flooded with natural light from the large south-facing window, the lounge provides generous proportions for both relaxation and entertaining. A feature fireplace forms an attractive focal point within the room, while the open layout allows comfortable space for seating and everyday living.

Dining Room

Positioned to the rear of the property, the dining room enjoys views over the garden and offers a welcoming setting for family meals and gatherings. Sliding doors provide direct access to the garden patio, allowing indoor and outdoor spaces to connect seamlessly during warmer months.

Kitchen

The kitchen is fitted with a range of cabinets providing useful storage, complemented with light worktops and tiled splashbacks. A window provides a lovely outlook over the garden, plus there is a door to the side aspect, and a large storage cupboard.

First-Floor Landing

A staircase from the lounge rises to the first-floor landing, which provides access to the three bedrooms and family shower room. Natural light from the side window ensures the space feels bright and welcoming, and there is also a hatch to access the loft.

Bedroom One

Positioned at the front of the property, the principal bedroom offers comfortable proportions and pleasant natural light from the south facing window. There are also triple fitted wardrobes complete with mirror doors, plus a useful additional storage cupboard.

Bedroom Two

Overlooking the rear garden, this second double bedroom enjoys a peaceful outlook, generous natural light and benefits from a built-in cupboard. The proportions allow for a comfortable guest room or additional family bedroom.



Bedroom Three/Study

This versatile room could equally serve as a small bedroom, a home office, nursery or hobby room depending on individual requirements. Built-in cupboards make the most of the over-stairs space and a window to the front aspect fills the room with light.

Shower Room

The modern shower room is fitted with a corner shower enclosure, wash basin and WC, complemented by tiled walls and a frosted window providing natural light and privacy.

Garden and Outside Space

The rear garden offers a well-proportioned outdoor setting designed for enjoyment throughout the year. A paved patio area provides space for outdoor seating and dining, while the lawn extends towards the rear of the garden where a good-sized garden shed offers useful storage. Established boundaries provide a sense of privacy, creating a peaceful outdoor retreat.

Garage

The property benefits from a garage located to the rear of the garden, offering practical storage and secure parking. On-street parking is available directly to the front of the property.

Combining a peaceful residential setting with well-balanced accommodation, this three-bedroom semi-detached home represents an exciting opportunity for buyers seeking to create a home tailored to their own style. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

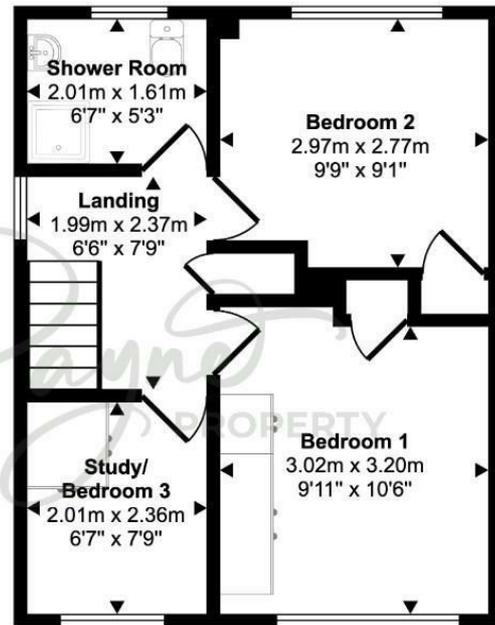
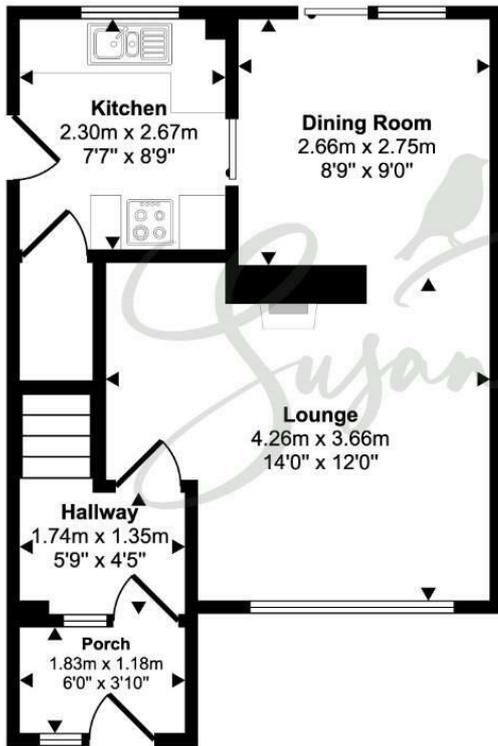
Tenure: Freehold

Council Tax Band: C (Approx £2,141.84 for 2025/26 IOW Council)

Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
71 sq m / 764 sq ft



First Floor
Approx 34 sq m / 368 sq ft

Ground Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.