



## Roud | Godshill | PO38 3LH

A traditional stone 3 bedroom farmhouse with garden. Semi-detached, the farmhouse has many period features and is believed to date from around 200 years ago and is situated on the edge of the pretty hamlet of Roud in the midst of unspoiled countryside with views towards open downland. Land available by separate negotiation.

**Guide Price £380,000**

- **3 Bedroom Stone Farmhouse**
- **Rural Location**
- **Period Features**



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Over the last 8 years the property has undergone an extensive and sympathetic programme of renovation and improvement including the installation of oil-fired central heating; the replacement of windows in the original style. The Aga range has been retained in the kitchen where there is a new stone floor and there is a multi-fuel wood-burning stove in the Sitting Room. Outside the soffits and fascias have been renewed, the stonework has been re-pointed and cast iron style guttering and rain water goods have been installed.

#### ACCOMMODATION

The accommodation extends over 2 floors and comprises:

#### GROUND FLOOR

ENTRANCE HALL with flagstone floor.

UTILITY ROOM / STUDY flagstone flooring, space for washing machine, radiator.

SITTING ROOM A dual aspect room, multi-fuel wood-burning stove, views, radiators.

KITCHEN has an oil-fired Aga range, built-in cupboards with work surfaces and sink unit. Space for dishwasher. Stone flooring.

OUTSIDE COURTYARD AREA – Storage Cupboard, WC and basin, Boiler Cupboard/Boot Room.

#### FIRST FLOOR

BEDROOM 1 A double-aspect room with wonderful views, period fireplace, 2 radiators.

BEDROOM 2 With large storage cupboard with could potentially be converted into a shower room 'en-suite' or a walk-in wardrobe. Access to loft space. Radiator.

BEDROOM 3 with radiator.

BATHROOM Bath with shower over, basin & WC, radiator

#### OUTSIDE

GARDEN – The secluded garden is mainly laid to lawn with flower beds and shrubs, screened with laurel hedging, and a fine Ash tree to the front.

PARKING for several vehicles

Land available by separate negotiation.

#### SERVICES AND HEATING

We are informed that the following main services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) mains water, and electricity, heating oil-fired via radiators. Private drainage.



## DIRECTIONS

From Godshill head towards Whitwell, take second turn on right (the first is Beacon Alley) into Roud Road. After half a mile, driveway to property is first on left by the pond, through the wooden gate.

Postcode - PO38 3LH

## ISLE OF WIGHT

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct

trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

Godshill is a very popular village situated about 6 miles south-east of the Island's main shopping and administrative centre of Newport and has regular bus services to the coastal towns of Ventnor, Sandown and Shanklin. The village has excellent local facilities including the Church, inns, restaurants, primary school, Post Office and other shops. Beyond the village there are various footpaths and bridleways giving access to the fine countryside and long distance Island trails.

Ventnor was made popular during the Victorian era when most of the town was built. The notably warmer climate is one

reason why Ventnor remains a popular destination today. The town now offers a variety of shops, primary school, banks, pubs and restaurants including the Michelin Star restaurant at the Hamborough Hotel. Ventnor Cricket Club and the Botanic gardens are close by.



## Tenure, Fixtures & Fittings

The property is offered freehold, with vacant possession on the whole upon completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars or forming part of the sale. Some items may be available by separate negotiation.

## Council Tax Band

Band E, amount payable 16/17: £1975

## Viewing Arrangements

Strictly by appointment with Sole Agents

## Contact Details

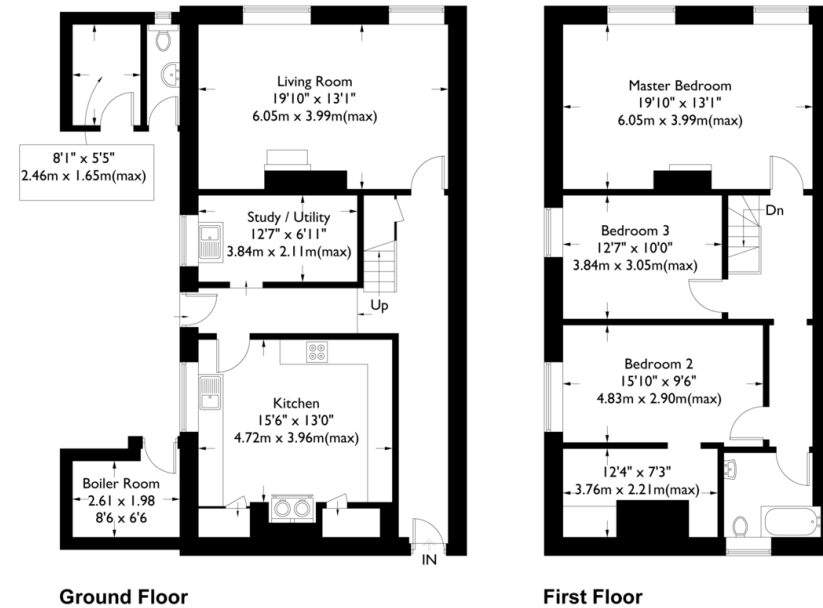
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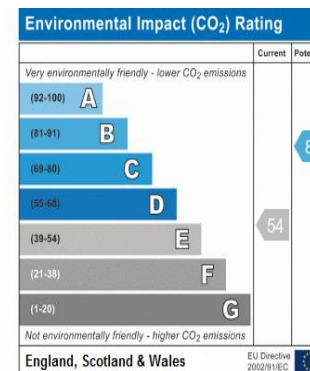
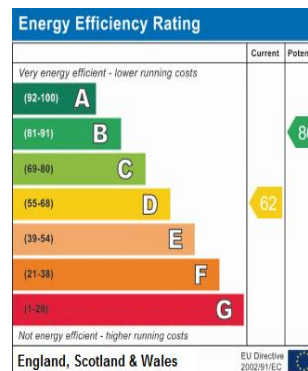
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Approximate Gross Internal Area = 1776 sq ft / 165 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID279614)



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