

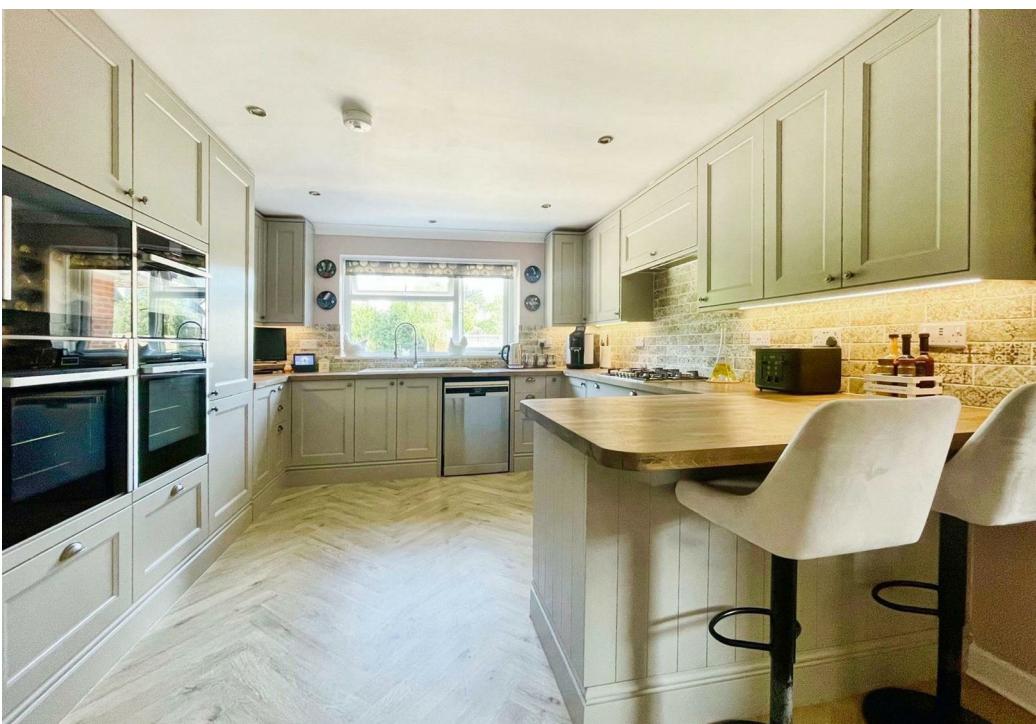
Gembrook West Street, Wroxall, PO38 3BS

Guide Price £860,000

EPC Rating: C Council Tax Band: E

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Welcome to Gembrook, a stunning 4-to-5-bedroom bungalow situated on a picturesque 1.24-acre plot with a beautiful countryside backdrop. This exceptional property offers ample space and versatility, making it perfect for families, professionals, multi generational living, or those seeking an additional income stream. Nestled in a secluded spot, in view of Appuldurcombe House is a hidden gem that combines rural tranquillity with modern convenience. The property boasts an expansive and versatile layout, featuring 5 generous bedrooms and three inviting reception rooms. The ancillary accommodation provides the perfect solution for multi-generational living or an additional income stream.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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		