



LITLEDENE HOUSE

49 MADEIRA ROAD, VENTNOR, ISLE OF WIGHT



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ISLE OF WIGHT

A STUNNING FAMILY HOME REFURBISHED
TO A HIGH STANDARD, SET IN A QUIET
SOUTH FACING LOCATION WITHIN A
SOUGHT AFTER COSTAL VILLAGE.

Littledene is situated on the fringe of the coastal town of Ventnor, also bordering the enchanting village of Bonchurch steeped in history and largely comprising Victorian stone villas, on the southern slopes of St Boniface down and with various sandy bays below, including Monks Bay. Nearby is the renowned Pond Café, whilst Ventnor's town centre is within a short walk providing an array of shops and restaurants as well as beachfront cafes and a fish market. The delightful Botanical Gardens have a range of sub-tropical plans that thrive in the area's excellent micro-climate.

London is surprisingly accessible with the Hindhead Tunnel and on the north coast of the Island there are a range of frequent car and passenger ferry services to the mainland. These include Fishbourne to Portsmouth car ferry,



which takes approximately 45 minutes and high speed ferry services from Ryde to Portsmouth. Shanklin Railway Station, (about 3 miles) provides a service to Ryde Pier with the high speed ferry leading to onward connections to London.

The house originates from around 1850 has an array of attractive period features, with well-proportioned principal rooms all of which face south over the gardens. The house has been subject to a high quality renovation in recent years including the creation of a superb kitchen/ living room and provides good quality, modernized accommodation within an attractive setting.

GROUND FLOOR

ENTRANCE HALL with original staircase off and hardwood flooring leads to a spacious reception hall with period fireplace and space for seating.

A stunning **KITCHEN/BREAKFAST ROOM** has recently been created by the current owners encompassing an extensive range of hand-built and painted bespoke units including an island unit, all with granite work surfaces and an electric 2 oven Aga with an adjacent 2 oven companion module with halogen hob. Sink unit and Miele dishwasher and pull out fridge. There are electrically operated self-cleaning roof lights within the vaulted ceiling to one end of the room as well as French doors leading to the garden. Slate flooring with underfloor heating extends throughout the room. There is a walk-in larder and an adjacent utility space with a





further sink unit, a second integral dishwasher and space for a freezer.

The **DRAWING ROOM** is particularly elegant and with a bay window incorporating French doors opening to the south facing terrace and with a gas fired set in a marble surround.

A substantial **CONSERVATORY** with UPVC framed double glazed windows to 3 sides and pairs of doors to the front and rear with blinds fitted throughout makes an attractive additional entertaining space.

The **SITTING ROOM** has a gas fire within a cast iron surround, built in book shelving and outlook over the garden.

The elegant **DINING ROOM** has oak framed windows

across the southern elevation with access to the garden, an ornate fireplace with gas fire and hardwood flooring.

UTILITY ROOM Plumbing and drainage laid on but not currently fitted.

FIRST FLOOR

The ornate period staircase runs past a large window to **LANDING** with a cupboard housing the hot water tank and Valliant gas fired boiler.

The particularly spacious **PRINCIPLE BEDROOM** has a wide south facing bay window overlooking the gardens, extensive built in cupboards and a window seat. There is a well fitted **EN SUITE BATHROOM** with a double ended bath and double width sink set in a marble surround and a large walk-in shower.





There are **TWO FURTHER BEDROOMS WITH EN SUITE FACILITIES** as well as a study with south facing balcony.

SECOND FLOOR

There are a further **4 BEDROOMS** (2 double, 2 twin) and a well fitted **SHOWER ROOM**, along with a **LAUNDRY ROOM** and linen cupboard.

OUTSIDE

The property is approached via a pair of ornate wrought iron gates within the stone wall forming the eastern boundary, leading to an extensive tarmac **PARKING AREA FOR NUMEROUS CARS**. Block built **DOUBLE**

GARAGE 5.48m x 5.7m, 18'4" x 18'8" with power, lighting and a remotely controlled up and over door.

The delightful south facing garden incorporates a paved terrace across the southern elevation of the house flanked by well planted borders and with lawns extending beyond to various mature trees and further borders.

To the north east of the house a further courtyard with stone steps leading down to the **CELLAR** 3m x 3.52m, 9'10" x 11'6".

The property includes a partly wooded bank to the rear and in all extends to about 0.70 acres (0.28 ha.)

SERVICES: Mains electricity, water, drainage and gas. Gas fired central heating.





DIRECTIONS: From the village pond in Bonchurch proceed west towards Ventnor along Bonchurch Village Road, turning left into Madeira Road. Follow the road up the hill and around the sharp right hand bend and Littledene House is found on the right hand side.

POSTCODE: PO38 1QY

VIEWINGS: Viewings are strictly by prior arrangement with the selling agents.

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