

McCarthy  
& BOOKER



Scotchells Newport Road, Sandown, PO36 9PJ

**Guide Price £660,000**



A picture perfect thatched cottage with a huge amount of period features and charm. Two/three bedrooms, plus dressing room, two/three reception rooms, kitchen and separate scullery, upstairs and downstairs bath/shower rooms makes this a versatile home. Set in approximately 1.3 acres of beautifully tended gardens, with a 47 foot long timber cabin that is fully powered which makes it perfect as a workshop, additional accommodation, studio or large storage room.

#### Idyllic thatched detached home set in 1.3 acres

Constructed around 1914, this delightful detached residence has a huge amount of character and is spacious and very well maintained throughout. With 2/3 bedrooms and a dressing room/study, 2/3 reception rooms, two bath/shower rooms and a separate cloakroom for convenience along with a kitchen and scullery, this property has a lot to offer. The fantastic outside space, parking for many vehicles and the extremely large cabin for versatile uses, gives you a rare property full of character, charm and opportunities.

#### Interior

This impressive and versatile detached home has charm and character from the top of its thatched roof and beamed ceilings, original stained glass windows, down the solid staircase to the charming scullery and flowing along the parquet flooring.

#### Ground Floor:

Entering into an impressive sitting room through the solid wood entrance door, that has dual aspect windows to view the gardens through the leaded windows. This room has a feature brick fire place and access to both the dining room/third bedroom and out to the kitchen with additional double doors into the family/sun room. The room is partly panelled all around and has the impressive staircase rising up with its barley twist spindles. The dining room is large and has a gas fire in front of a beautifully tiled surround, similar to the sitting room, this also has dual aspects and a beamed ceiling.

The long galley style kitchen is modern and has an integrated dishwasher, Bosch oven and 4 ring gas hob, all this is beneath a beautiful oak work surface. The scullery is accessed from the kitchen is a practical and useful. Consisting of a separate cloakroom, shower room and storage area, it also has an AGA and additional space and plumbing for a washing machine, fridge and freezer. From the other end of the kitchen the sunny family room can be found, with direct access to the garden, another spot to look out onto the garden and relax.

#### First Floor:

Two large sunny double bedrooms with a dressing room between them, which could be utilised as a study or a nursery. One bedroom has a high ceiling with charming character beams and the other with a feature fireplace. The bathroom has a bath with overhead shower and period style basin. Another standout character feature on this floor is the hallway with its beautiful stain glassed windows, panelled walls and parquet flooring. Simply beautiful.



### Exterior

Scotchells has a long private sweeping driveway offering ample parking and expansive beautifully maintained grounds that wrap around the picture perfect thatched house. Set within approximately a 1.3 acres, the house has many open and secluded areas for sitting and enjoying the tranquil surroundings with its variety of birds and visitors such as foxes and squirrels. Flower beds, rose gardens and a pergola with vines running across can be found throughout this wonderful outside space. A small fruit orchard with mature plum and pear trees can be found adjacent to the woods with its babbling brook. This is truly an idyllic location.

### Outbuildings

There are several garden stores around the property, including one solely dedicated to the sit on lawn mower that will be included with the property. The largest of the outbuildings measuring approximately 47' x 11' is currently a fantastic timber built workshop/chalet. This dry and secure building has a large footprint which has been rewired with armour cable and has its own consumer unit. Divided into three areas this gives an infinite variety of uses from a general workshop or storage area, office, childrens den, art-dance-drama studio or further accommodation (subject to any necessary planning permissions).

### Sandown

Situated on the eastern side of the Island, which gives fantastic sunrises over sheltered Sandown Bay and some of the best sandy beaches on the Isle of Wight. These continue northwards through to Yaverland and Culver Down and follow down to Shanklin and Luccombe.

A traditional 'bucket and spade' holiday destination which includes Sandown Pier built in 1878. The Wildheart Animal Sanctuary is based within one of Lord Palmerston's Fort 'Follies' and is now home to lions, tigers and many other animals with successful conservation projects within the Island and abroad. As expected of a seaside resort there are many restaurants, tea shops and attractions catering for the whole family.

Sandown is well connected to the rest of the Island with a railway station that links it with Ryde and has good bus routes to Newport and surrounding areas as well as the location for the Islands 'International' airport.

### Further Information

Tenure: Freehold

EPC: E

Council tax band: E

Gas central heating via Worcester boiler

Septic tank

Main house re-thatched 12 years ago, small roof 5 years



## Viewing

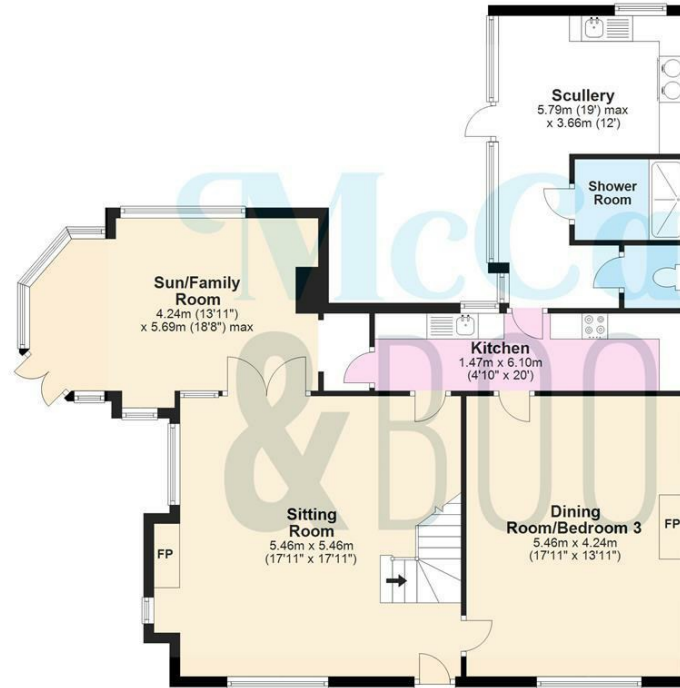
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

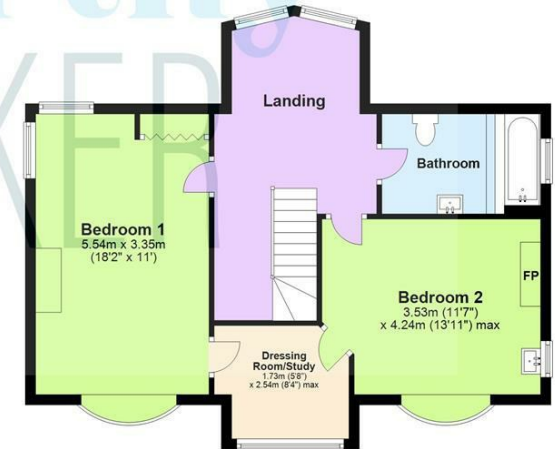
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**Ground Floor**  
Approx. 102.2 sq. metres (1099.7 sq. feet)



**First Floor**  
Approx. 60.8 sq. metres (654.5 sq. feet)



Total area: approx. 163.0 sq. metres (1754.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited  
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