

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 28, Castle Hill

Newport, Isle of Wight PO30 1XZ



**£525,000**  
FREEHOLD



Located in a peaceful residential area, this fantastic family home offers bright, modern interiors with a large rear garden, and driveway parking, plus Carisbrooke Castle is on the doorstep for lovely scenic walks.

- Detached 1930's family home
- Three bedrooms and two bathrooms
- Fabulous garden with a summer house
- Quiet, residential area with lovely walks
- Situated in an Area of Outstanding Natural Beauty
- Spacious, naturally light interiors
- Beautifully maintained and modern throughout
- Driveway parking for multiple vehicles
- Convenient location to shops, travel links and schools
- Double glazing and gas central heating

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

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Surrounded by an Area of Outstanding Natural Beauty and set within the foreground of Carisbrooke Castle, this substantial family home occupies a spacious plot and enjoys an enviable, scenic position, within short walking distance to village amenities as well as Newport town centre which is just a twenty-minute walk away. This captivating house dates back to 1930's and enjoys spacious, well-arranged accommodation superbly finished with a fresh neutral colour palette throughout. The accommodation comprises an entrance hall leading through to the ground floor bathroom, the open plan lounge-diner and to the kitchen which benefits from a utility room. The stairwell from the entrance hall leads to the first floor providing access to three bedrooms and the shower room. 28 Castle Hill features an extensive rear garden plus the garden to the front has also been beautifully designed and incorporates a driveway for multiple vehicles.

Most famous for being the home to its magnificent castle, this historic village location provides an abundance of local amenities such as a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. The village also has four schools at primary and secondary level, and The Isle of Wight College is just two miles away. With historical, countryside surroundings on the doorstep, this convenient home is the perfect base for taking advantage of beautiful walks up to the castle and the surrounding fields connecting with a network of bridleways and footpaths. Frequent bus routes serve the village and all Island bus services connect at the nearby Newport bus station. Mainland travel links are within easy reach with regular car ferry travel services from Fishbourne to Portsmouth and East Cowes to Southampton which are just a twenty-minute drive away, and the Cowes to Southampton high-speed foot passenger service is only a fifteen-minute journey from the property. Being centrally located means you are never far from all the wonderful delights that the Island has to offer, including the beautiful West Wight with its unspoilt beaches and rugged coastline.

### **Welcome to 28 Castle Hill**

The driveway at the front leads down to the property with a pathway. There is a delightful front garden with a grassed area, shrubs and a tree which frame the property beautifully. A lovely feature of the property is the decorative brickwork arch which leads into an open porch.

### **Entrance Hall**

*extending to 12'6" (extending to 3.83m)*

This fantastic entrance hall is bright from the window to the side aspect and the obscure glazing from the front door. The space is finished with grey wood effect vinyl flooring and the stairs can be found here, to the first floor. The stairs offer an understairs space which conceals the gas combination boiler and the electrical consumer unit.

### **Ground Floor Bathroom**

*7'4" x 6'8" (2.25m x 2.05m)*

This handy ground floor bathroom is fully equipped with a w.c, a vanity hand basin, and a bath with a shower over. The room is partially tiled, and the flooring continues from the entrance hall. The space is naturally lit by an obscure glazed window to the side aspect and the room is heated with a chrome heated towel rail.

### **Lounge-Diner**

*27'1" x 12'0" max (8.28m x 3.66m max)*

Benefitting from plenty of natural light from the box bay window to the front aspect, this stunning family room offers ample space for dining and lounging furniture as well as opening into the kitchen to create a fantastic social space. The wooden flooring enhances this space and creates a warming atmosphere. An additional window to the side aspect lets in more light in the dining room.



### **Kitchen**

*12'8" x 8'7" (3.87m x 2.64m)*

Presenting a range of neutral base and wall cabinets, this fantastic kitchen space offers plenty of storage as well as integrating induction hobs and an electric double oven. There is a large window to the rear aspect with a lovely breakfast bar, perfectly positioned to look at the panoramic views over the garden and Carisbrooke village.

### **Utility**

*8'5" x 5'2" (2.59m x 1.58m)*

Adjoining with the kitchen, this handy utility room offers space for two appliances including plumbing for a washing machine, plus there is space for a fridge in here. There is a door out to the garden and side entrance, making it an ideal entrance for welly boots and muddy dogs after long ambles in the surrounding countryside.

### **First Floor Landing**

*extending to 8'5" (extending to 2.58m)*

A lovely big window to the side aspect allows natural light to the space and the carpeted stairwell leads up from the entrance hall. The space provide access to three bedrooms and the shower room on this level.

### **Bedroom One**

*13'6" x 11'10" (4.13m x 3.62m)*

Situated at the front of the property and also benefitting from a box bay window to the front aspect, this stunning double bedroom is neutrally decorated and continues the carpet from the first-floor landing.

### **Bedroom Two**

*12'10" x 9'11" (3.93m x 3.04m)*

Also carpeted, this fantastic double room has a window to the rear aspect with stunning views over the rear garden and over Carisbrooke village.

### **Bedroom Three**

*9'10" x 7'4" (3.0m x 2.24m)*

Benefitting from a window to the rear aspect with far reaching views this bedroom is currently set up as a single bedroom but offers space for a double bed as well as other bedroom furniture.

### **Shower Room**

*5'4" x 5'5" (1.65m x 1.66m)*

Beautifully finished with neutral tones, this contemporary shower room offers a shower cubicle, a vanity hand basin, and a w.c. The space is naturally lit by an obscure glazed window to the front aspect and heated by a large chrome heated towel rail. The flooring is finished with a wood effect vinyl and a stunning tile surround. There is also an extractor fan in here.

### **Rear Garden**

*approx. 127'11" (approx. 39m)*

Occupying a fantastic west facing position, this beautiful garden is mostly laid to lawn and offers two elevated patios, one with decking and one paved, overlooking the garden. There is ample space to run around and enjoy the lovely long garden, plus there is a summer house to enjoy a bit of shade from the hot summer or to cosy up on cool winter days. Another feature in the garden is a wooden playhouse, ideal for children or could be utilised as an additional storage area, if desired.



### **Summer House**

*12'8" x 8'9" (3.87m x 2.68m)*

Fully insulated and equipped with electric, this cosy cabin offers ample space to sit and admire the garden as well as dual aspect windows for plenty of light. There is a small, decked area at the front of the cabin which allows additional seating.

### **Shed/Workshop**

*11'4" x 8'7" (3.47m x 2.63m)*

Situated not far from the back door, at the top of the garden, this brilliant shed is equipped with power as well as dual aspect windows with views of the garden. It also links up with the sloping side access and along with the double doors makes it an ideal space for motorbikes or bicycles.

### **Parking**

A large driveway at the front of the property allows parking for up to three vehicles.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D (£2,348.11 approx. 2024/2025 – Isle of Council Website)

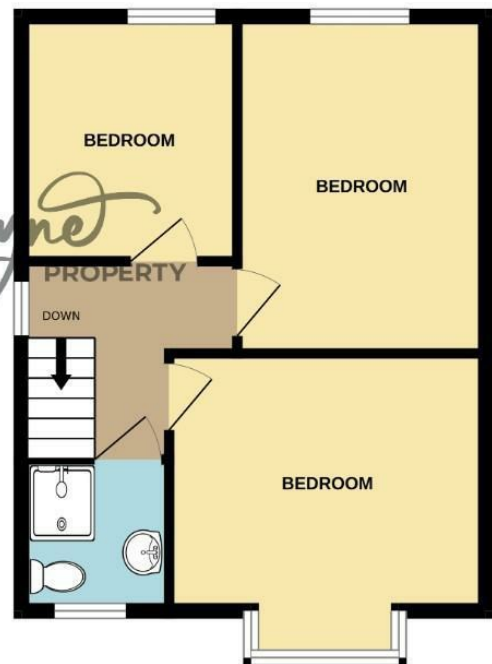
Services: Mains water, drainage, electricity, and gas central heating



GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.

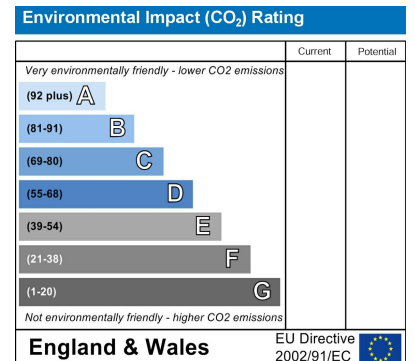
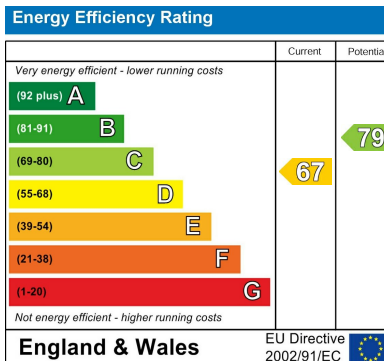
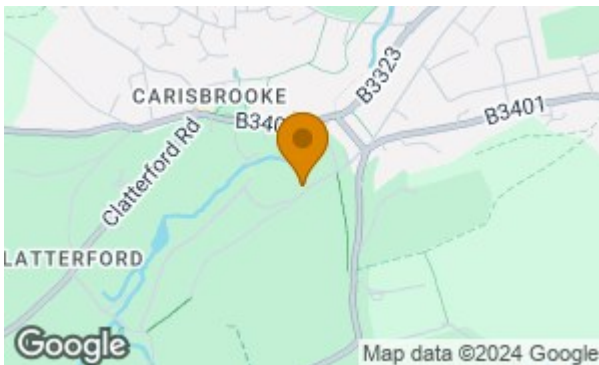


1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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