

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# Wightacre

Winford Road, Newchurch, PO36 0NE



**£575,000**  
FREEHOLD



Nestled within a quiet village, this detached bungalow presents a fantastic opportunity for new owners to put their stamp on with four bedrooms and two large reception rooms, situated within an approx. half-acre plot.

- Spacious, detached bungalow
- Two generous reception rooms
- Opportunity to put own stamp on
- Situated within approx. half acre plot
- Rural village location with plenty of countryside walks
- Four bedrooms, one bathroom
- First time to the market in over 30 years
- Beautifully maintained and presented
- Driveway and garage parking
- Offered for sale chain free

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

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Having been a loving family home for the last thirty years, this detached bungalow is offered for sale chain free, giving its new owners the potential to modernise and put their own stamp on. The property is beautifully positioned, set back from the road, to enjoy its own private oasis within a garden busting with wildlife, as well as a large driveway with a garage and a generous sized bungalow. The accommodation comprises an entrance hall leading to two reception rooms, the kitchen-breakfast room, and to four bedrooms, plus a family bathroom. The garden benefits from a range of outbuildings, mature and well established fruit trees and shrubs creating the perfect blank canvas for a keen gardener to get stuck into.

Nestled amongst idyllic rural landscapes, Newchurch enjoys a perfect balance of a peaceful village lifestyle and conveniences within the towns of Newport, Sandown, Shanklin, and Ryde which are only a short drive away. Just a short three-minute walk from the property is the popular Newchurch Primary School and a little further along the High Street is one of the most highly regarded pubs on the Island, The Pointer Inn, which is known for its locally sourced food and a fantastic beer garden offering beautiful views of the surrounding countryside. Providing fun for the family, the All Saints village church hosts an extensive range of activities and events, including quiz nights, lunches and suppers, concerts, and talent shows. Nearby Sandown, Shanklin, and Newport provide extensive amenities with a wide range of shops and supermarkets, pubs and restaurants, and cultural activities. The award-winning beaches at Sandown and Shanklin are famed for dramatic cliff backdrops and expansive stretches of golden sand as well as a whole host of activities to enjoy along the seafront such as the world-famous Isle of Wight Zoo. Wightacre is perfectly positioned to enjoy plenty of rural walks and cycling routes close by including St Martin's Wood Nature Reserve and the scenic Red Squirrel cycle path linking to Sandown and Newport, taking you through red squirrel-inhabited woodland, farmland, estuaries, and a stretch of the Island's magnificent coastline.

### **Welcome to Wightacre**

The property enjoys a large frontage including the driveway with the garden wrapping around the property. An impressive approx. 200-year-old cedar tree resides in this front garden, giving the property a unique and distinctive feature. A pathway leads from the driveway around the house to the front door.

### **Entrance Hall**

*12'0" x 19'5" (3.68m x 5.94m)*

This L shaped entrance hall flows through the bungalow and offers a space to store coats, shoes and muddy boots from long ambles in the surrounding countryside. The space is carpeted, and the airing cupboard can be found here.

### **Dining Room**

*17'11" x 13'2" into bay (5.47m x 4.03m into bay)*

Featuring a characterful bay window to the front aspect with views over the garden, this lovely room offers a gas fire creating a cosy atmosphere, French doors into the kitchen, and access into the living room. There is some built in cabinetry to one side of the chimney breast.

### **Kitchen-Breakfast Room**

*14'4" x 13'7" (4.39m x 4.15m)*

Generously proportioned, this fantastic size kitchen-breakfast room offers a range of wooden base and wall cabinets with a neutral effect worktop. Integrated within the cabinets is a dishwasher, and a double oven, whilst a gas hob and a sink and drainer are integrated within the worktop. There is a cooker hood over the gas hobs and undercounter space for appliances including plumbing for a washing machine. The gas boiler can be found here, and the space is naturally lit by one window to the side aspect, two transom windows to the rear, and a glazed door to the other side aspect.



### **Living Room**

*17'0" x 14'1" (5.19m x 4.30m)*

Flooded with natural light from the two windows to the side aspect and patio doors to the front aspect, this generous room offers plenty of space for all the family and features a lovely open fire, creating a cosy and warm atmosphere for those cool winter evenings.

### **Bedroom One**

*12'11" x 10'2" (3.94m x 3.10m)*

This lovely double bedroom features a series of fitted wardrobes on one side and enjoys French doors with a window either side out to the garden, to the front aspect.

### **Bedroom Two**

*11'10" x 8'7" (3.61m x 2.63m)*

Featuring a series of fitted cabinets, this double bedroom has a window to the rear aspect and also offers a shower cubicle to one side.

### **Bedroom Three**

*12'11" x 7'7" (3.94m x 2.32m)*

Currently used as a single bedroom, this lovely room enjoys dual aspect windows to the front and side and could be utilised as a double bedroom.

### **Bedroom Four**

*11'7" max x 7'6" (3.54m max x 2.30m)*

This single bedroom offers a window to the side with lovely views of the garden and could be utilised as a home office or bedroom.

### **Family Bathroom**

*7'4" x 6'11" (2.25m x 2.12m)*

Fully equipped with a w.c and basin unit, a bath with a shower over, and an obscure glazed window to the rear aspect, this lovely bathroom is finished with a neutral tile surround.

### **Garden**

*extending to 305'5" (extending to 93.1m)*

Well established and cherished over the years by a family of keen gardeners, this beautiful garden is mostly laid to lawn with plenty of shrubs, bushes, and trees, including fruit trees, this West facing garden enjoys sunshine for most of the day, creating the perfect conditions for growing fruits and vegetables. There is a small pond in the garden laced with beautiful water lilies, a section to the back of the garden with well-established compost heaps, plus a greenhouse, summer house, and two sheds. The peaceful setting within the garden makes it the perfect place to sit and enjoy a good book, dine al fresco style, or even entertain.

### **Driveway and Garage**

A large tarmac driveway to the front of the property provides parking for up to five vehicles. The large frontage to the front of the property could be made into additional parking if required. The garage is fitted with power and benefits from barn doors to one side. It is ideal to use for storage, or as a workshop.

Wightacre presents a fantastic and rare opportunity to acquire a generous sized bungalow, set within a large plot, in the sought-after village of Newchurch. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold



Council Tax Band: D (approx. £2,272.07 pa – Isle of Wight Council 2024/2025)  
Services: Mains water, drainage, gas, electricity




**GROUND FLOOR**  
 1390 sq.ft. (129.2 sq.m.) approx.




TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		60	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Agent Notes:**

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