



Ashmead

Sandrock Road, Niton Undercliff, PO38 2NQ



£750,000
FREEHOLD



Presenting a recently refurbished home with fantastic sea views in the heart of Niton Undercliff, this detached three to four-double-bedroom family home offers spacious accommodation, driveway parking, and a charming rear garden.

- Fantastic, detached family home
- Three to four double bedrooms
- Well maintained with country inspired interiors
- Driveway parking for up to three vehicles
- Countryside, coastal, and beach walks on the doorstep
- Spacious accommodation throughout
- Large kitchen diner and two reception rooms
- Far reaching sea views to the rear
- Sought-after village location within easy reach of Ventnor
- 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 completely refurbished 10 years ago by the current owners, this beautiful family home has undergone a recent refresh, ready for the new owners to move in. The property boasts beautiful country cottage inspired interiors with flagstone floors, wooden doors, and cosy interiors. The accommodation is beautifully spaced out, particularly on the ground floor, allowing plenty of space for the family to spread out whilst offering plenty of room for the whole family to get together. It's fantastic coastal location means the property benefits from sea views to the rear, across the English Channel, which can also be enjoyed from the slightly elevated patio to the rear of the house. The property comprises an entrance porch opening into the kitchen – diner which provides access to the utility room, two reception rooms, the ground floor cloakroom, and the stairwell to the first floor. The first-floor landing leads to three double bedrooms (one with an en-suite), and the family bathroom. This family also benefits from driveway parking.

Situated on the most southerly point on the Island, Niton was a small historic fishing hamlet up until the 19th Century, until nearby Ventnor was popularised by the Victorians as a health resort, due to the unusually warm climate to the south of the Undercliff. Many properties were constructed in Niton during this time, with famous visitors including Charles II and Queen Victoria herself. Niton village today retains a historic charm, but now benefits from plenty of modern amenities including a very well stocked shop, a pharmacy, a well-regarded pub, and a café, all within walking distance from Ashmead. To the south, The Buddle Inn, a smugglers favourite according to local legend, can be found on the way to the spectacular rugged coastline, rocky coves, and majestic St Catherine's lighthouse, which has been in operation since 1840. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor, and mainland ferry links can be found in Ryde, Fishbourne, Cowes, and Yarmouth.

Welcome to Ashmead

With a front boundary stone wall providing seclusion, Ashmead has a driveway to the side of the property providing off road parking and a concrete pathway leads to the porch. The air source heat pump is located just the other side of the porch, plus there is some planting here. The attractive rendered and part wooden cladded property presents a striking external façade which is complimented by the soft cottage green window frames.

Porch

A beautiful stone porch welcomes you into the property and provides the perfect spot to store coats, shoes, and muddy boot from long walks in the countryside. The oak front door is complimented by two long glass strips on either side which allows the natural light into the space and is joined by a small window to the side and an internal window into the kitchen diner. Another oak door opens into the kitchen-diner.

Kitchen - Diner

Flooded with natural light from the bifold doors and window to the rear, enjoying a south-facing position, this stunning kitchen-diner is the heart of the home with plenty of space for a large dining table, this space has room for all the family or makes for a fantastic entertaining space. A wonderful feature of this space is the inset, double sided log burner which offers a cosy feature whilst heating two rooms, the kitchen-diner and the living room. The kitchen features a range of base and wall cabinets finished in a soft sage green that is complimented by the solid wooden worktops which integrate a large 'Butler' style sink. Adding to the country feel of the space is a wonderful flagstone tile flooring which has the added benefit of underfloor heating, also continuing through the entire ground floor.

Utility Room

Featuring similar base and tall cabinets from the kitchen with a wooden worktop, this handy utility space has a window to the front aspect and continues the flooring from the kitchen-diner. There is undercounter space and plumbing for two appliances and an alcove for an additional freestanding appliance, such as a fridge or freezer.



Living Room

Carpeted with a neutral tone to compliment the subtle wall colour, this fantastic living room enjoys bifold doors to the rear garden which floods the room with natural light. A wonderful feature of the space is the inset double sided log burner which creates a cosy atmosphere for those cool winter evenings. This space could be utilised in a number of ways including an additional bedroom or office, and benefits from a built in cupboard.

Cloakroom

Accessed through the stable door from the kitchen-diner, this handy ground floor cloakroom is fitted with a w.c, and a vanity hand basin. There is a window to the side aspect and the space is finished with a neutral tile mid-way surround.

Sitting Room

Previously utilised as a games room, this fantastic room benefits from triple aspect windows to the front, rear and side aspect, and benefits from a wood flooring. There is plenty of space for large living room furniture as well as offering a lovely view across the garden and towards the sea. There is a loft access here with a pull-down ladder.

First Floor Landing

The wooden stairwell with chrome finished spindle banister leads up to the carpeted first floor landing. A stunning, large window to the front aspect allows plenty of natural light into the space. There is access to three double bedrooms and the family bathroom.

Bedroom One

Neutrally decorated, this double bedroom benefits from dual aspect windows to the front and rear enjoying sea views from the rear. The space also offers an en-suite shower room.

En-Suite

Fully equipped with a w.c, a hand basin, and a shower cubicle, this en-suite shower room is tiled with neutral stone effect floor and wall tiles and features a window to the rear aspect.

Bedroom Two

Also carpeted, this double bedroom enjoys a window to the rear aspect and is warmed by a radiator, like the rest of the accommodation on the first floor.

Bedroom Three

Benefitting from dual aspect windows to the rear and side, this double bedroom is neutrally decorated and continues the carpet.

Family Bathroom

Following a similar design to the en-suite shower room, this generous family bathroom is fitted with a w.c, a hand basin, a bath, and a large shower cubicle. The space is naturally lit by dual aspect windows to the front and side, plus the space is warmed by a chrome heated towel rail.

Garden

The garden is mostly laid to lawn with a large, elevated patio that can be accessed from the kitchen-diner. The garden is laid to lawn with some shrub borders to the back and side of the garden which frame the old stone wall that surrounds some of the gardens. Currently, the garden is sectioned into two with a gate separating them, however this could easily be removed to create an open 'L' shaped garden. The garden gives the new owners the opportunity to create their own garden oasis, if desired.

**Parking**

The property offers driveway parking for up to three vehicles, with a driveway at the front taking two cars, and another parking area to the rear of the property. Additional unrestricted on-road parking is available in some areas on Sandrock Road.

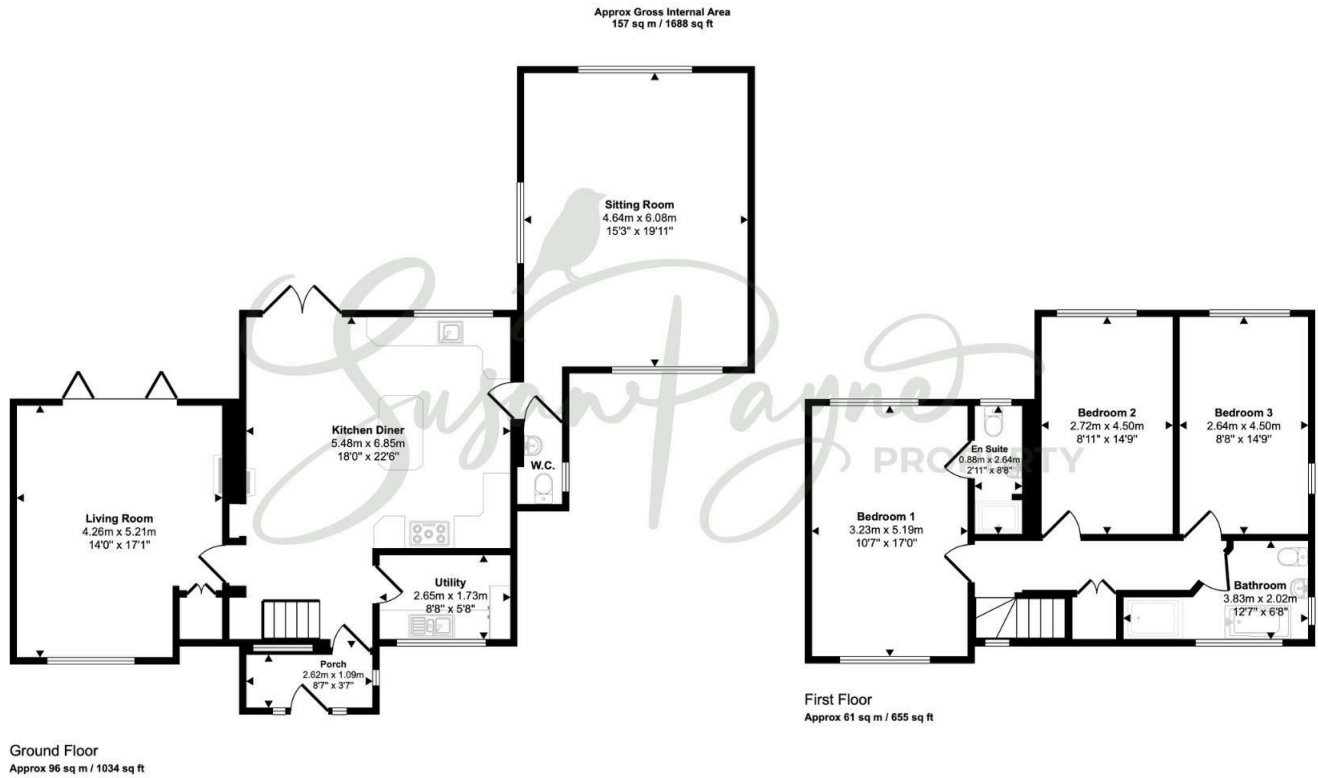
Ashmead presents a fantastic opportunity to acquire a spacious three bedroom home, with potential for four bedrooms, situated within a highly sought-after area, benefitting from sea views, driveway parking, and a lovely rear garden. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

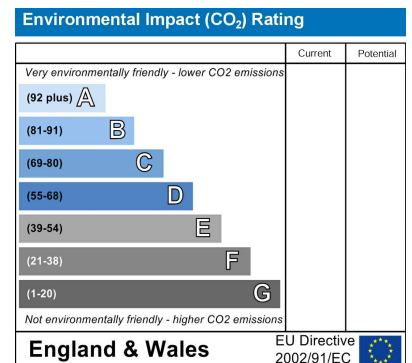
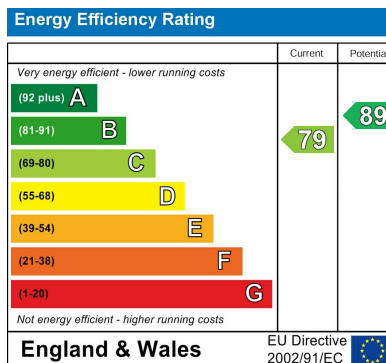
Tenure: Freehold

Council Tax Band: E (approx. £2,820.62 pa – Isle of Wight Council 2024/2025)

Services: Air source heat pump, mains water, drainage, electricity.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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