



Susan Payne PROPERTY
PROUDLY PRESENT FOR SALE



2, Webster Way

Sandown, PO36 0HS



Situated in a peaceful and tucked away position within the rural hamlet of Alverstone Garden Village, this beautiful detached home offers two double bedrooms, two bathroom, spacious accommodation and comes complete with driveway and garage parking.

- Unique, modern detached house
- Two double bedrooms and two bathrooms
- Spacious and naturally light accommodation
- Large driveway and attached garage
- Stunning rural walks on the doorstep
- Tucked away in a peaceful position
- Surrounded by countryside and woodland walks
- Beautifully maintained and arranged
- Delightful rear garden with lots of wildlife
- Amenities and sandy beaches a short drive away

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

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Having been a loving home for the current owners of 13 years, this wonderful detached property has been upgraded over the years to provide a beautiful and spacious home. The property comprises an entrance hall leading to bedroom one with an en-suite and the stairwell to the first landing space. The first landing space provides access to the family bathroom, the kitchen – dining – living space and to the second bedroom. There is another stairwell up to the second floor which offers a large sitting room. Outside are several seating areas including a terrace, a patio, and another seating area to the side of the driveway which enjoy sunshine through most of the day. With its peaceful surroundings and the chatter of songbirds, the property offers a fantastic opportunity for those seeking a quiet and rural lifestyle.

Located between Sandown and Newchurch, the highly desirable Alverstone Garden Village is set within the Youngwoods Copse and is in close proximity to unspoilt woodlands, nature reserves and an abundance of countryside walks. Newchurch is close by and provides village amenities and access to the Islands network of cycleways. The Alverstone village store is just a short drive from the property and the towns of Shanklin and Sandown are located under five miles away where you will find a variety of shops, restaurants, pubs and expansive sandy beaches. The Island's historical county town of Newport can be reached within a 20-minute drive and also provides plenty of high street amenities.

Welcome to Highbank

Benefitting from an elevated and set back position from the quiet Webster Way, the property is accessed via a partially shared driveway or steps up to the driveway from the pavement. The property is screened by a variety of shrubs, evergreen and deciduous trees which not only provide privacy but encourages the wildlife including the famous red squirrels.

Entrance Hall

A few steps up from the driveway opens into the entrance hall. The space is well equipped for storing coats and shoes from long ambles in the surrounding countryside and also has a handy spot for the washing machine under the stairs. Finished with beautiful solid wood floors which continue through most of the property, the space is flooded with natural light from the obscure glazed door and window to the front aspect.

Bedroom One

Benefitting from dual aspect windows to the front and side which fills this lovely double bedroom with natural light, this bedroom features a built-in wardrobe and a partially glazed door leading to the garden. The room also offers an en-suite shower room.

En-Suite

Finished with neutral wall tiles, this modern shower room comprises a pedestal hand basin, a w.c, and a shower with a rainfall effect shower head. The space also benefits from integral shelving which is ideal for storage.

First Floor Landing

The stairwell to the first-floor landing benefits from a durable seagrass-style carpet and provides access to the kitchen-dining-living room, bedroom two, and the family bathroom.



Kitchen - Dining - Living Room

Positioned on the first floor and benefitting from dual aspect windows to the rear and side, this fantastic room is the heart of the home and offers a fantastic social space for entertaining or enjoying time with family. The French doors lead out onto the patio which bathes in sunshine for most of the day and offers the perfect access from the kitchen to the patio making it an ideal spot for dining al fresco style. The kitchen is made up of wooden base and wall cabinets with a granite style worktop which integrates gas hobs with a cooker hood over and a 1.5 sink and drainer. There is plenty of storage space within the kitchen and two integrated electric ovens, plus there is a kitchen island which offers a breakfast bar at either end, plus additional storage. Additionally, there is space for a large dining table and additional furniture, if desired.

Family Bathroom

Comprising a shower over bath, a pedestal hand basin, and a w.c, this lovely family bathroom is decorated with natural wall tiles and benefits from an obscure glazed window to the rear aspect.

Bedroom Two

Flooded with natural light from the window to the rear aspect and the bifold doors to the front, this double bedroom benefits from light décor and continues the wooden flooring from the kitchen – dining – living room and the landing. The room benefits from direct access onto the terrace which enjoys direct sunshine for most of the day.

Terrace

Utilising the space above the garage is this private area which has been made into a beautiful seating area and terrace. Enjoying the sunshine for most of the day, it presents the perfect spot to sit and relax with a good book or enjoy the wonderful birdsong. There are steps down to the garden from here and lovely views of the surrounding trees.

Second Floor Landing

Benefitting from a window to the front aspect, this space is an ideal spot for a workspace/office or could be enjoyed from a little seating area. This space provides access to the living room.

Living Room

Boasting plenty of natural light from a window to the side and a large deep sill window to the front, this space is often referred to as 'the treehouse' by the current owners as the elevated position of the room overlooks the many surrounding trees, giving you a front row seat to watch the wild birds and the many red squirrels that play in the treetops. With plenty of space for living room furniture and the whole family, this room is the perfect spot to sit and unwind after a long day.

Garden

Wrapping around the sides and rear of the house, the wonderful garden has been planted with a range of plants, shrubs and trees including large rhododendrons that turn the garden pink in May and has been designed with wildlife in mind. With minimal maintenance, this garden is a haven for all kinds of wildlife including red squirrels, woodpeckers, country birds, and mammals. With potential for the new owners to adapt to their own specifications, if desired. A paved patio spans the rear elevations of the house and enjoys sunshine for most of the day. There is access to the front of the property around each side of the house.

Garage and Parking

The property benefits from a large driveway with parking for up to four vehicles. The entrance to the driveway is shared however the rest remains private for the use of Highbank. The property also benefits from a single garage which is adjoined to the house. The space could be converted as part of the property and utilised as an additional bedroom or reception room, if desired (subject to planning).



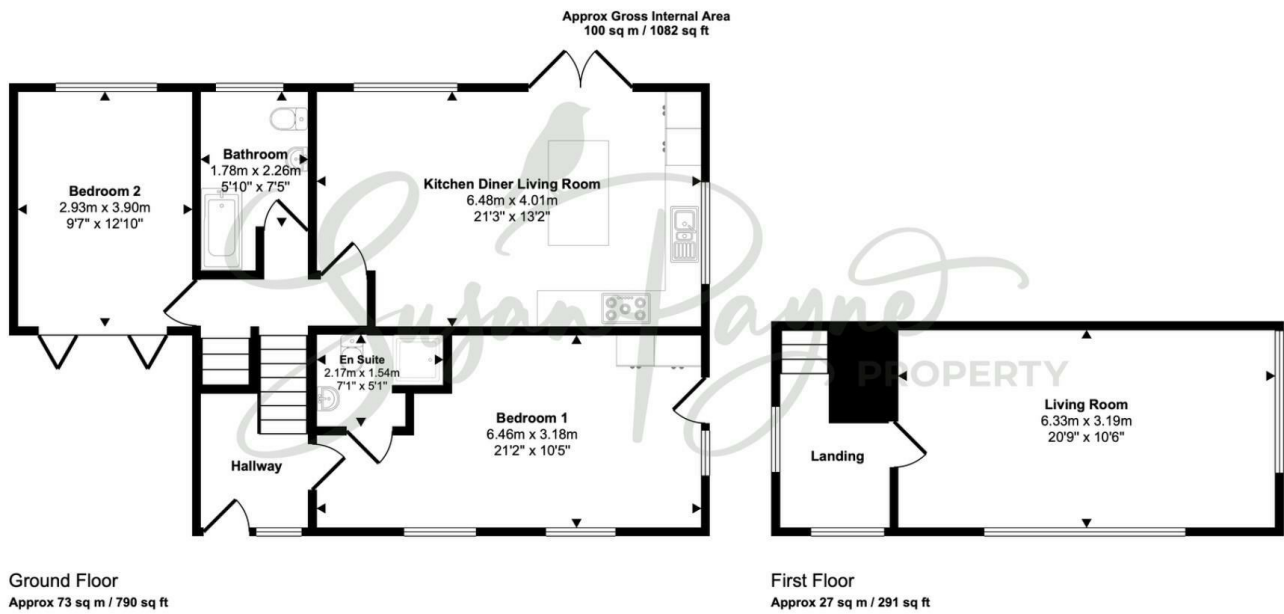
Highbank presents a wonderful opportunity to acquire a modern two-bedroom home with a beautiful setting, a peaceful surrounding, and a garden full of wildlife. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

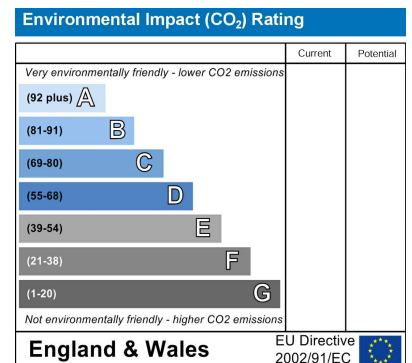
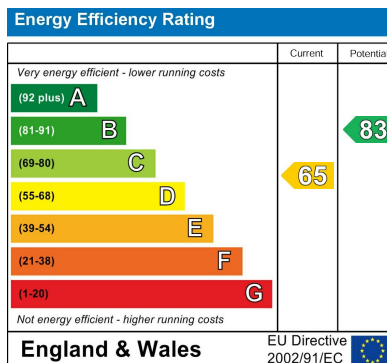
Tenure: Freehold

Council Tax Band: E (approx. £2,916.05 pa – Isle of Wight Council 2025/2026)

Services: Mains water, gas, drainage and 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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