

eastcowes@wright-iw.co.uk

wright  
estate agency



**£465,000**

Oakidoki New Road, Porchfield, Isle of Wight, PO30 4LS





Nestled in the charming semi-rural area of Porchfield, this delightful detached family home on New Road offers a perfect blend of comfort and tranquillity. With four spacious bedrooms, this property is ideal for families seeking room to grow. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style. Additional attributes include a stunning Victorian style conservatory, utility room, cloakroom wc and a good size bathroom, catering to the needs of a busy household.

The large and mature rear garden is a true highlight, offering a serene outdoor space where children can play and adults can unwind amidst the beauty of nature. The garden is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

For those with vehicles, the property features parking for up to five cars, along with a garage, providing both convenience and security. The countryside views surrounding the home enhance its appeal, allowing residents to appreciate the picturesque landscape right from their doorstep.

This property is situated in a sought-after location, making it an excellent choice for those who desire a peaceful lifestyle while still being within easy reach of local amenities. Whether you are looking for a family home or a tranquil retreat, this detached house on New Road is sure to impress. Don't miss the opportunity to make this lovely property your own.

The home is a 10 minute drive from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages.

#### Hallway

Cloakroom wc

4'11" x 4'7"

Sitting Room

18'7" x 10'9"

Dining Room/ Study

9'7" x 9'6"

Conservatory

22'11" x 10'10"

Kitchen

9'11" x 9'2"

Utility

4'11" x 4'11"

First Floor - Landing

Bedroom 1

12'6" x 9'2"

Bedroom 2

10'0" x 7'5"

Bedroom 3

9'8" x 9'7"

Bedroom 4

9'3" x 9'1"

Bathroom

7'11" x 6'0"

#### Parking

The gravelled driveway provides off road parking for up to 5 cars.

Garage

16'4" x 8'11"

Up and over door power and light.

#### Outside

The large and mature rear garden is a true highlight, offering a serene outdoor space where children can play and adults can unwind amidst the beauty of nature. The garden is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. This beautiful garden comprises lawn area, mature trees and shrubs, timber shed, potting shed and summerhouse. A mature Willow tree completes this stunning garden.

#### Tenure

Freehold

#### Council Tax

Band E

#### Services

Mains drainage, water and electric.

#### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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) A		
(81-91) B		76
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of  
Wight, PO32 6RU  
Phone: 01983 281010  
Email: [eastcowes@wright-iw.co.uk](mailto:eastcowes@wright-iw.co.uk)

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