



Woodlands, Luccombe.
£800,000

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

50% Stamp Duty Contribution Paid **see T&Cs

Positioned in an elevated and highly desirable location in Luccombe, 7 Woodlands is a striking and beautifully appointed four-bedroom executive home, offering an exceptional blend of style, space, and setting. Boasting panoramic views over the rolling countryside and sea views across to Sandown and Shanklin Bay, the outstanding vistas from this detached residence are a rare and sought-after combination.

Upon entering, the sense of scale and light is immediately apparent. A grand open-plan hallway welcomes you in and flows seamlessly through the heart of the home, finished with high-spec Italian porcelain floor tiles and underfloor heating throughout the ground floor. The accommodation extends to approx. 201 square metres (2,163 sq. ft) and has been thoughtfully designed to create a luxurious yet practical living environment.

The focal point of the home is the impressive open-plan kitchen/family/dining room, complete with a large central island, breakfast bar seating, and a palette of coastal grey cabinetry topped with crisp white quartz worktops. The addition of a garden room with a stunning overhead lantern fills the space with natural light, creating a wonderful indoor-outdoor flow, ideal for entertaining or family gatherings.

A separate generously sized living room offers a more intimate, cosy setting, featuring wooden flooring, a log-burning stove, and French doors opening directly to the rear garden.

Upstairs, four well-proportioned bedrooms await, two of which enjoy private ensuite shower rooms. A further family bathroom serves the remaining bedrooms, and the home is centrally heated by gas, ensuring year-round comfort.

Ample storage is thoughtfully integrated, with a double size linen cupboard on the landing, coats cupboard, and understairs storage to the ground floor.

Outside, the property enjoys a generous plot with a private garden space, ideal for enjoying the Island's sunshine and peaceful surroundings.



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**see T&Cs
- Breathtaking countryside and sea views across Sandown and Shanklin Bay
- High-spec and spacious internal living space with balance of NHBC
- Contemporary open-plan kitchen/family/dining area with central island and garden room
- Porcelain floor tiles with underfloor heating
- Spacious living room with log-burning stove and French doors to the garden
- Two ensuite bedrooms and a luxury family bathroom
- Beautifully light-filled interiors with a statement roof lantern in the garden room
- Close proximity to beaches, coastal walks, schools, and transport links
- Chain Free - Quiet and exclusive location, ideal for families or those seeking a coastal retreat.





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