

Fishbourne Quay House

ASHLAKE COPSE ROAD | FISHBOURNE | ISLE OF WIGHT



SPENCE
WILLARD





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ASHLAKE COPSE ROAD, FISHBOURNE, ISLE OF WIGHT

This unique, architectural masterpiece is set in a stunning creekfront location with pontoon mooring and wonderful coastal views

An exceptional contemporary creekside house, designed by The Manser Practice and extending to just over 7,000 sq.ft. The house is truly stunning, incorporating a wide array of spectacular architectural features with a really fun yet practical design making the most of an everchanging coastal scene. The separation of living spaces and bedrooms, divided by the voluminous entrance hall works really well and there is a good ratio of bedrooms to bathrooms. It is finished to an impeccable standard, with high-quality fittings and materials used throughout including granite, Italian marble, and limestone. A sizeable basement provides an ideal space for housing watersports and outdoor equipment.

The property extends to approx. 5.8 acres including ownership of the Creek to mean low water, which when combined with the well-considered, landscaped gardens and pool make for an exceptional opportunity. This especially attractive setting also provides an unrivalled base for watersports with easy access to The Solent, with Cowes just a few miles around the coast, with Portsmouth being a short crossing across The Solent. This diverse marine habitat includes a natural spit and part of this foreshore is designated as a Site of Special Scientific Interest and a haven for wildlife.

HISTORICAL NOTE: Fishbourne Quay House was built on the site of a boatshed in which Thrust 2, which took the land speed record in 1983 was built.

AWARD: Winner of The Sunday Times British Homes Award 2014.

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Accommodation

GROUND FLOOR

ENTRANCE HALL A striking entrance with views to the Creek. A wide staircase with bespoke stainless-steel handrail leads to the first floor with a partially galleried landing above.

CLOAKROOM Wash basin, WC and with coat hanging space.

LIVING ROOM A spectacular room with a five-metre-high ceiling and full height windows and sliding glazed doors extending across two elevations providing panoramic views over the Creek, making for a particularly impressive and spacious living space and access to the adjacent terrace area. Uplighters and downlighters. Wide opening to:

KITCHEN A high specification Poggenpohl kitchen with corian worksurfaces and an extensive range of Gaggenau appliances including twin ovens, American-style fridge freezer with ice dispenser, dishwasher, ceramic hob and Quooker tap. Large island unit with breakfast bar and granite worksurface.

PANTRY Built-in cupboards, worksurfaces, sink unit and integral Gaggenau dishwasher and wine fridge. Door to outside with adjacent undercover bin storage area.

UTILITY ROOM A large room with extensive cabinets and worksurface over with inset Butler sink. Space and plumbing for washing machine and dryer. Staircase to **BASEMENT LEVEL**. There is a wide opening to:

WET ROOM Adjacent to the pool terrace, a really useful space with extensive hanging space and shelving. Twin showers and **CHANGING AREA**.

GUEST BEDROOM SUITE Double bedroom enjoying views over the gardens to the Creek, with seating area and full height sliding glazed doors opening to the **POOL TERRACE**. Built-in wardrobes.

BATHROOM EN-SUITE Bath, walk-in shower, wash basin and WC with marble flooring.

BEDROOM 5 Sliding glazed door with an easterly aspect. Built-in cupboards. **BATHROOM EN-SUITE** Bath, wash basin, WC and shower (also accessible from the Hallway).

BEDROOM 6 A further double/twin room with built-in wardrobes and an easterly outlook. **SHOWER ROOM EN-SUITE** Shower, wash basin and WC.

BEDROOM 7/BUNK ROOM With fitted bunk beds, wardrobe and a southerly view of Wootton Creek.









FIRST FLOOR

GALLERIED LANDING The staircase arrives at First Floor level with a full height window overlooking the Creek, where the landing splits with a suspended walkway towards the bedroom wing and a spectacular galleried walkway spanning the full length of the impressive living room below and overlooking the Creek. The galleried walkway leads to the northern elevation where there is a **BALCONY** with views towards the Hampshire Coast.

STUDY A triple aspect room, fully glazed across the northern elevation providing views over the Creek entrance and Solent beyond.

TV ROOM Sliding glazed doors open to a Juliette balcony overlooking the driveway.

LIBRARY Built-in book shelving and wonderful Creek views.

A spur off the landing forms a further galleried walkway that leads to the bedroom wing on the first floor.

PRINCIPAL BEDROOM SUITE A luxurious bedroom suite with sliding glazed doors to its own **BALCONY** with wonderful views of the Creek with the scenic woodland backdrop. To one side of the bedroom is a **DRESSING ROOM** fitted with a bespoke range of joinery with extensive hanging space, drawers and LED lighting, whilst to the other side is the **BATHROOM EN-SUITE** with a contemporary slipper bath, large walk-in shower, twin wash basins set on marble worksurface with mirror fronted cupboards above and WC.

BEDROOM 3 Double bedroom with full height glazed walls opening to a **JULIETTE BALCONY** with an easterly aspect.

BATHROOM EN-SUITE Bath, wash basin, shower and WC.

BEDROOM 4 Double bedroom with sliding doors to a **JULIETTE BALCONY** and built-in cupboards. **SHOWER ROOM EN-SUITE** Large walk-in shower, wash basin and WC.

BASEMENT

GARAGING & GAMES ROOM Accessed internally via stairs from the ground floor and externally via a large sliding door. An extensive and versatile space ideal for garaging, indoor games and paddleboard, kayak and boat storage.

PLANT ROOM Housing mechanics for the three air source heat pumps, hot water tank, controls for underfloor heating, pool filtration and heating equipment.





FISHBOURNE QUAY HOUSE

Approximate Gross Internal Area:

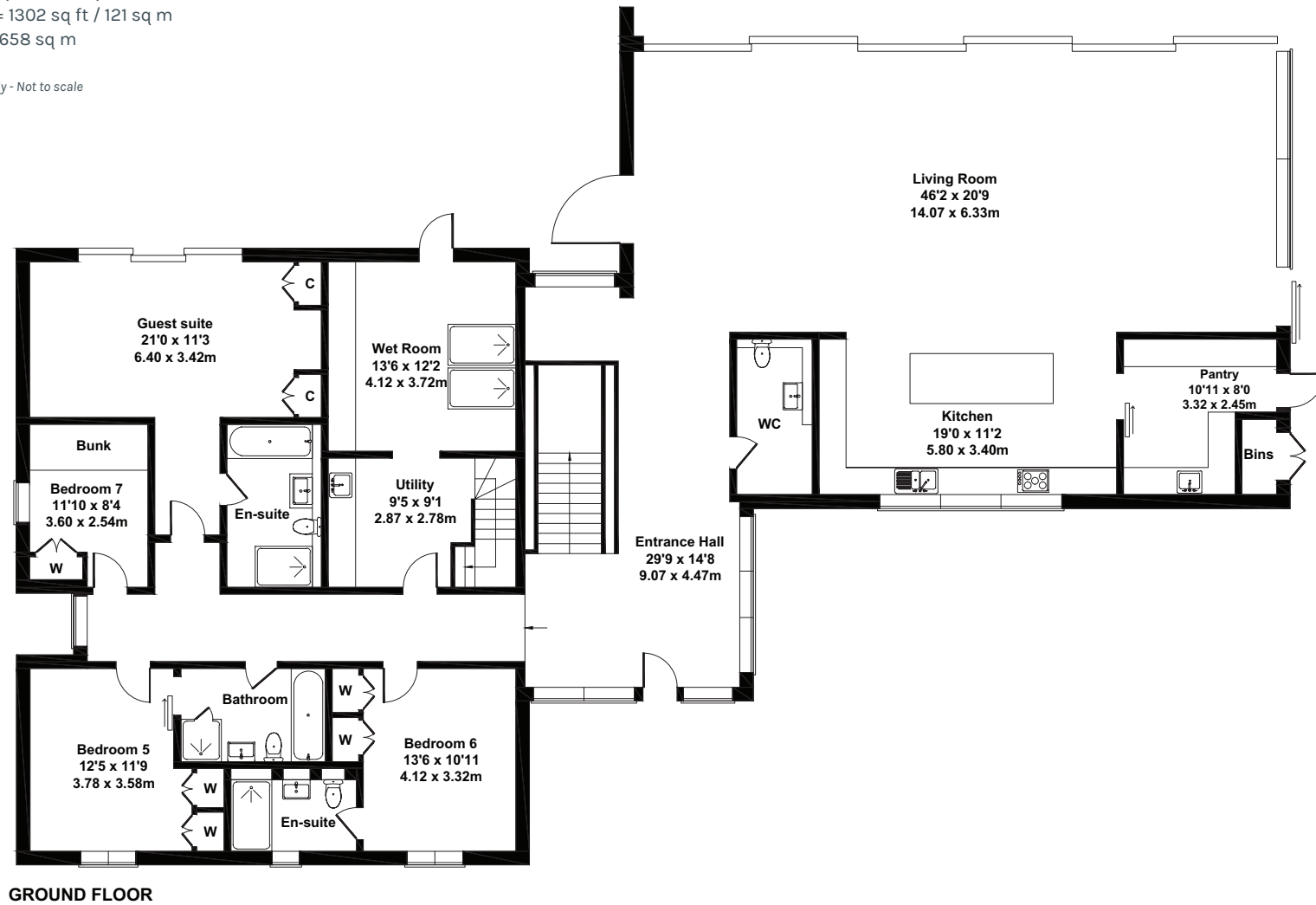
Ground Floor = 3283 sq ft / 305 sq m

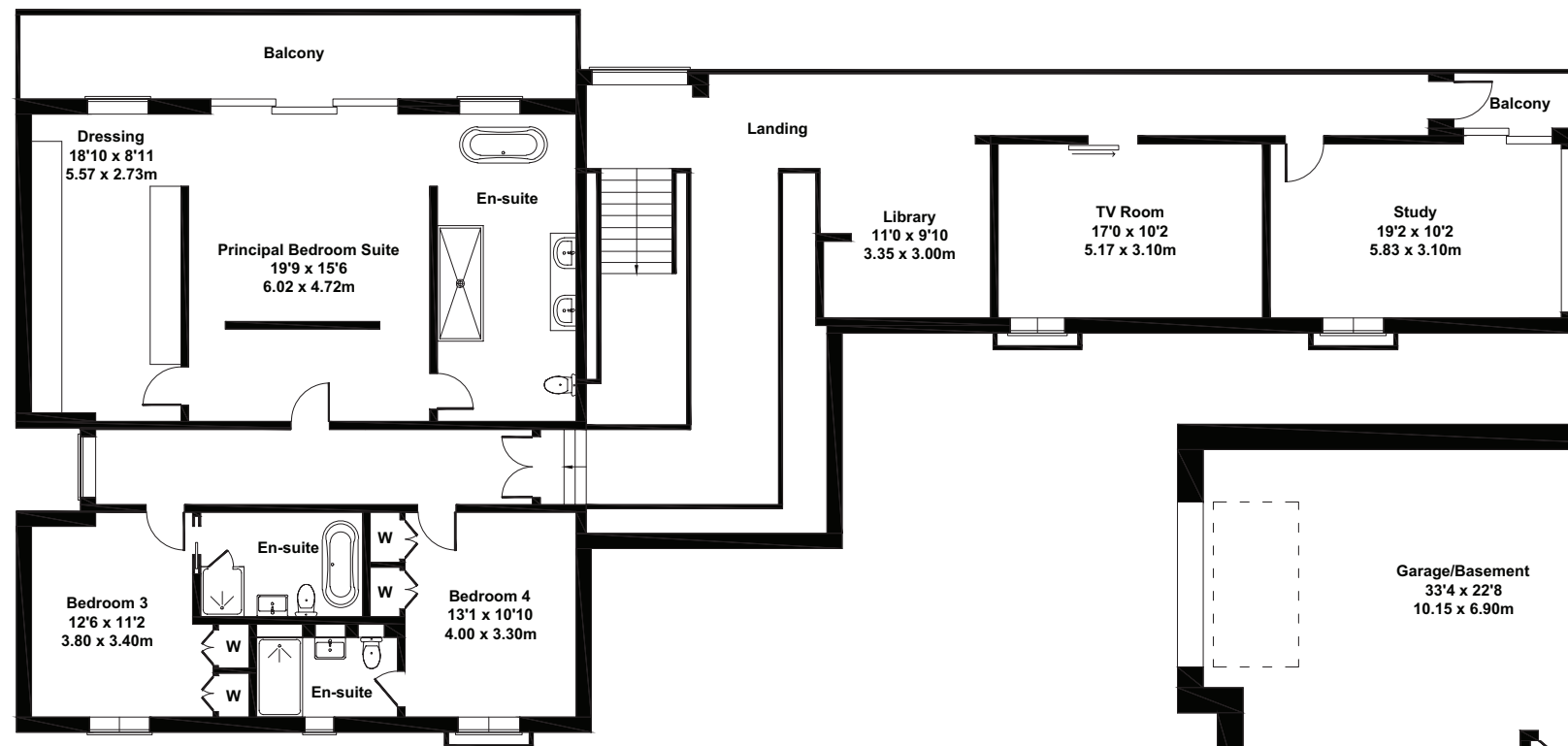
First Floor = 2498 sq ft / 232 sq m

Garage/Basement = 1302 sq ft / 121 sq m

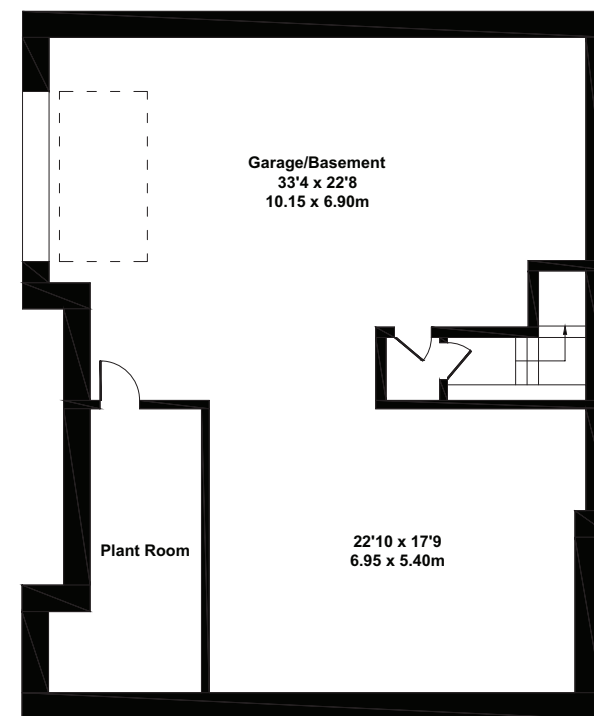
Total = 7083 sq ft / 658 sq m

For illustrative purposes only - Not to scale





FIRST FLOOR



GARAGE/BASEMENT





The Grounds

Fishbourne Quay House is approached via a gated, gravelled driveway that leads into a generous parking and turning area flanked by sculptured hedging and to the front of the property.

The principal gardens lie on the western side of the house providing panoramic views over the Creek and to The Solent beyond. There is an extensive natural slate paved **TERRACE** stretching the full width of the house which also surrounds the outdoor heated **SWIMMING POOL** (with lighting and electrically controlled security cover). Lawns gently slope down to the water's edge. To the north of the house, Silver Birch trees lead to a gravelled area (ideal for helicopter landing). Beyond which is a natural spit, which is within the property's ownership, that extends down to the mean low water mark.

BERTHING It is proposed the purchaser of Fishbourne Quay House will be granted a long lease on the outer pontoon berth of adjacent Fishbourne Quay, a minute's walk from the garden and approximately 20m in length with the additional potential for a Versa Dock.









General Information

SERVICES Mains water and electricity. Private drainage. Air Source Heat Pumps serve underfloor heating.

TENURE Freehold

COUNCIL TAX Band H

EPC Rating D

POSTCODE PO33 4EY

VIEWINGS All viewings will be strictly by prior arrangement with the joint sole selling agents, Spence Willard and Savills.

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