



Mar-Law  
Packsfield Lane | Wootton | Isle of Wight | PO33 4RP

FINE & COUNTRY

# Seller Insight

“ We moved here in 1993 when the outside was just a field with a small border on one side, so creating the garden from scratch was a real labour of love and something we are very proud of. We planted all the trees, shrubs and flower beds and designed the various patios and seating areas so we could enjoy the sunshine all day. We encouraged the many differing birds including pheasants and mallards as well as red squirrels to come to our garden and fed them daily. In return we were blessed with wonderful birdsong and watching their antics with interest and happiness every day of the last 29 years. We will be very sad to leave them behind but have to move to Scotland for family reasons.”\*



\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Mar-Law

Driving to the end of rural Packsfield Lane (south) with fields of sheep on one side and horses on the other, you come to the attractive and extended Mar-Law with its Bungalow Annexe. This detached family home is set in about one and quarter acres of garden and grounds surrounded by beautiful countryside. It includes a large car park that can accommodate a number of vehicles as well as a forecourt in front of the garage that also provides off road parking and includes a large workshop and storage areas.

Access to the front door is via a gate and a neatly paved area that spans the front of house. It includes an unusual small double wall and a hedge that provides privacy from the lane and two patio areas each side of one of the conservatories, where you can sit and enjoy the sunshine due to being south facing. There is a good-sized dual aspect lounge with an attractive fireplace and French doors to a front patio and is ideal for more formal occasions or if you want to sit quietly to read a book or watch TV. However, it is when you walk into the superb open plan family area that you can really begin to appreciate the light, airy and spaciousness of this charming property. It includes the front conservatory with sliding doors from the sitting room, that also has a wide archway to the fitted kitchen. This in turn has bi-folding doors to an even larger conservatory overlooking the delightful garden, which includes space for a table and chairs as well as fitted storage units.

The sitting room is also open to a study that could always be used as a dining area if required. There is also a toilet on the ground floor. While on the first floor you will find a spacious galleried landing leading to a family bathroom and three double bedrooms, including the master that has fitted wardrobes with mirrors. There are wonderful far reaching views across the countryside from the front bedrooms and lovely garden views from the rear bedroom.

Backing on to the utility room there is a self-contained Bungalow Annexe that would be ideal for adult children, an elderly relative or guests. It includes a separate entrance and good-sized hallway leading to a large double bedroom with a mirrored wardrobe, a lounge with sliding doors open on to a private patio and lawns where you can sit and enjoy watching the wildlife, as well as a fitted kitchen and bathroom with a corner bath.

A real joy in this property is the beautifully designed and maintained rear garden. It includes very large and well-tended sweeping lawns interspersed with impressive and mature trees including apples and pears, a plethora of shrubs and well stocked flower beds. To enable you to enjoy the sunshine and the views at various times of day or evening there are three patios and three further seating areas as well as a summerhouse, two greenhouses, two wooden sheds and a large metal shed, so everything is available for even the most avid of gardeners. However, if leisure and pleasure are more your idea of outdoor living you have the option of adding a tennis court and a swimming pool. Also included is a plot of land adjacent to the Heritage Railway (Isle of Wight Steam Railway) that would be suitable as a pony paddock and stables or a vegetable garden.







### Travel Information

2.3 miles from Fishbourne to Portsmouth Ferry Terminal  
 4.1 miles from East Cowes to Southampton Ferry Terminal  
 5.6 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Medina Leisure Centre, Newport	3 miles
Lakeside Spa & Hotel, Wootton	1.4 mile
Ryde Golf Club, Binstead	3.6 miles
Westridge Squash & Golf Centre, Ryde	6.8 miles

### Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

### General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	3.7 miles (01983 822099)
---	-----------------------------

### Education

Primary Schools  
 Binstead Primary School, Binstead  
 Oakfield C of E Primary School, Ryde  
 Fiveways Primary School, Ryde  
 Dover Park Nursery, Ryde  
 Greenmount Primary School, Ryde  
 Haylands Primary School, Ryde  
 St. Mary's Catholic Primary School, Ryde  
 Wootton Community Primary School, Wootton

### Secondary Schools/Colleges

Carisbrooke College, Newport  
 Christ The King Upper College  
 Medina College  
 Ryde School with Upper Chine School, Ryde  
 The Island VI Form  
 Isle of Wight College

### Learning Assisted Schools

Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 Clatterford Tuition Centre, Newport  
 Thompson House Tuition Centre, Newport

01983 562341  
 01983 563732  
 01983 616272  
 01983 562617  
 01983 562165  
 01983 563372  
 01983 562000  
 01983 882505

01983 524651  
 01983 537 070  
 01983 861 222  
 01983 562229  
 01983 522886  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 524 680  
 01983 539 967

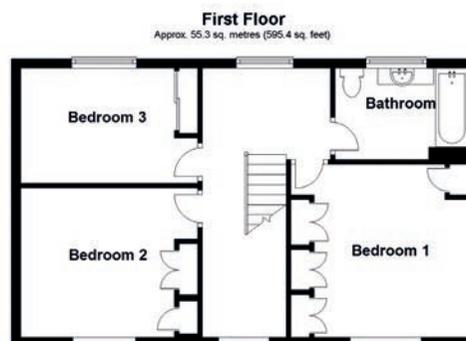
### Entertainment

Fishbourne Inn, Fishbourne  
 The Fleming Arms, Binstead  
 White Hart, Havenstreet  
 The Sloop Inn, Wootton  
 Cibo, Wootton  
 Fumo 33, Ryde  
 Monsoon, Ryde  
 The Duck, Appley

These bars and restaurants are available within a 15-minute or less drive of this home

### Local Attractions / Landmarks

Quarr Abbey - Binstead  
 Robin Hill Country Adventure Park - Downend  
 Osbourne House - East Cowes  
 Puckpool Park – Puckpool  
 Appley Tower & Beach – Appley  
 Rosemary Vineyard - Ashey  
 Isle of Wight Zoo - Sandown



**GROUND FLOOR**

Entrance Porch	
Hallway	
Lounge	18'9 x 12'8
Separate Toilet	
Rear Porch	
Sitting Room	14'9 x 10'5
Study	17'2 x 6'7
Front Conservatory	
Kitchen	12'6 x 8'
Rear Conservatory	12'8 x 9'11

**FIRST FLOOR**

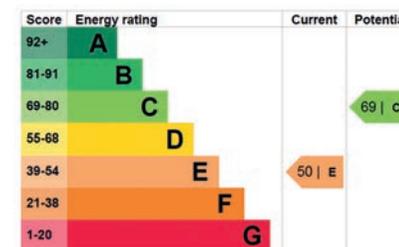
Landing	
Bedroom 1	12'9 x 12'
Bedroom 2	12'6 x 10'7
Bedroom 3	12'7 x 8'
Bathroom	

**ANNEX**

Annex Entrance Hall	
Annex Bedroom	14'7 x 9'9
Annex Bathroom	
Annex Kitchen	11'9 x 6'8
Annex Lounge	12'3 x 9'5

**OUTSIDE**

Utility Room	16'7 x 6'3
Front Garden	
Driveway Parking	
Garage	
Store Room	
Rear Garden	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 04.10.2021





Fine & Country

Tel: +44 (0)1983 520000

[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)

28 St James Street, Newport, Isle of Wight PO30 1HY

F&C  
fineandcountry.com™