



Overbrook House
33 Victoria Avenue | Shanklin | Isle of Wight | PO37 6LT

Seller Insight

“The property was originally built in 1866 by a shipping magnate as his 'holiday home'. But in more recent years it became in need of a little TLC and we bought the house some 12 years ago and have happily spent time not only updating our home for contemporary living but also restoring and replacing missing features to bring it back to its former glory. We love living here and it a great place for all the family to visit but sadly for health reasons we are having to move. However, we hope new owners will enjoy everything we have done here to make it something really special.

Shanklin is a delightful seaside resort including the impressive Shanklin beach that was winner of the Beach of the Year Award in the Countryfile Magazine in 2019. The Old Village is charming with its thatched cottages, independent shops, restaurants and pubs, while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. There is a real feeling of community and, if you enjoy the 'great outdoors' there is nothing like a bracing walk with the dog or a cycle ride to Culver Down or Ventnor. You will also find suitable infant nurseries in the vicinity as well as find two good primary schools.*

* 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

Overbrook House

If leisure and pleasure are top of your list when searching for the ideal family home then this very impressive Victorian residence in the lovely seaside resort of Shanklin should tick all the right boxes. Nestling in the midst of a very large garden surrounded by mature trees and shrub borders it offers all the elegance of a bygone era both externally and internally. However, it has been lovingly updated by the owners to provide a wonderful mix of period features including high coved ceilings, fireplaces, lighting roses, picture and dado rails as well as ornate plasterwork and wide panelled doors but coupled to all the modern accoutrements required in today's world.

There is a long driveway and hard standing leading to the large double garage with electronic doors and where you can park at least ten vehicles. When you first see the house, you can begin to appreciate the property's external appeal with varied roof lines with finials and barge boards, attractive chimney stacks, bay and sash windows, local stone walls and a stunning recently restored veranda with Pugin style floor tiling that wraps around much of the ground floor.

Original tiling continues into the front porch that opens into the spacious reception hall with its Victorian staircase to the first floor, an archway to the contemporary area of the ground floor and a unique bookcase style door to the dining room. This restful room is ideal for entertaining or just sitting and reading a book or watching TV. It includes an ornate plaster fireplace, fitted cupboards and built in shelving and a box bay window.

The elegant, dual aspect light and bright L shaped lounge includes an informal seating area. The focus in the lounge is the impressive and ornate fireplace with a coal effect gas fire as well as a curved bay window with views across the garden. However, you can also cosy up to the equally attractive fireplace in the seating area that also has a curved bay window with garden views.

Walking through the archway from the hall you can immediately feel the change of atmosphere when you see the sun room with a back door to the garden and French doors to the veranda, the fitted utility room and the superb contemporary kitchen/breakfast room. There are glossy white porcelain tiles throughout this whole area and are complemented in the kitchen with a raft of modern white units with black granite worktops. The design is any cook's dream and includes a five-ring gas hob, two built in ovens and microwave as well as two integrated fridges, a freezer and a dishwasher. There is a large central island with a second double sink unit as well as plenty of room for a good-sized table and chairs.

On the half landing there are two double bedrooms serviced by a central bathroom with a bath and separate shower while off the spacious first floor galleried landing there are three double bedrooms and a stunning family bathroom. This has a central stand-alone claw foot bath, parquet flooring, a fireplace and beautifully patterned sanitaryware. All the bedrooms have Victorian fireplaces and one of the bedrooms has a lovely bay window, while the main bedroom suite is a delight with its well fitted dressing room, en suite shower and large bay window. On the lower ground floor there is a pool/games room that could always be used as an office for anyone working from home.

However, the theme of leisure activities continues outside in the very secluded garden with a proper pétanque court, a nine hole putting green, and a delightful wood gazebo that even includes a television! This is ideal for al fresco meals whether it is a leisurely breakfast or a family barbecue. There is also an attractive summerhouse with its own patio and feature shrub beds surrounded by dwarf hedging, while the rest of the garden is laid to lawn so is easy to manage.







Travel Information

10.2 miles from Fishbourne to Portsmouth Ferry Terminal
9.8 miles from Ryde High Speed Catamaran & Hover Travel
11.9 miles from East Cowes to Southampton Ferry Terminal

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

Leisure Clubs & Facilities

Sandown & Shanklin Golf Club, Sandown	2.9 miles
Shanklin Cricket Club, Shanklin	1 mile
The Heights Leisure Centre, Sandown	2.4 miles
Sandown & Shanklin Rugby Club, Sandown	2.5 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshill	01983 840625
St Helens Medical Centre, St Helens	01983 871828
Ventnor Medical Practice, Ventnor	01983 857288

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport (9.8 miles)
01983 822099

Education

YMCA Shanklin Nursery
Berry Hill Nursery School
Gatten & Lake Primary School
Shanklin C of E Primary School
Broadlea Primary School
Newchurch Primary School, Newchurch
Godshill Primary School, Godshill

Secondary Schools/Colleges

The Island Free School, Ventnor
The Bay CE, Sandown
Christ the King Upper College
Medina College
Island Innovations V1 Form Campus
Isle of Wight College
Ryde Private, Queens Road, Ryde

Assisted Learning Schools

Medina House, Newport
St George's, Newport
St Catherine's, Ventnor

01983 862441
01983 717363
01983 869910
01983 862444
01983 402403
01983 865210
01983 840246

01983 857641
01983 402403
01983 537070
01983 526523
01983 522886
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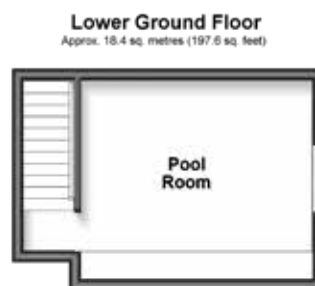
Entertainment

Pendletons, Shanklin Old Village
Fishermans Cottage, Esplanade Shanklin
The Steamer Inn, Esplanade Shanklin
Morgans of Shanklin, Shanklin
Thai Mukda Restaurant, Shanklin
The Crab, Shanklin Old Village
Pavarottis, Shanklin Old Village
The Village Inn, Shanklin Old Village

These bars and restaurants are available within less than 2 miles radius of this home

Local Attractions / Landmarks

Shanklin Chine, Shanklin
Old Village, Shanklin
Model Village, Godshill
Robin Hill Country Adventure Park, Downend
Isle of Wight Donkey Sanctuary, Wroxall
The Garlic Farm, Newchurch
Wildheart Animal Sanctuary, Sandown
Amazon World Zoo, Newchurch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C
Tenure: Freehold

GROUND FLOOR

Entrance Porch	
Cloakroom	
Hallway	
Lounge	17' up to bay x 14'9
Sitting Area	17' up to bay x 14'
Dining Room	17' up to bay x 14'
Sun Room	14'3 x 10'
Utility Room	8'6 x 6'6
Kitchen / Breakfast Room	29'4 x 12'6

FIRST FLOOR

Landing	
Bedroom 1	17' x 14'9
Dressing Area	14'6 x 7'
En-Suite Shower Room	
Bedroom 2	17' x 14'
Bedroom 3	14' x 14'
Family Bathroom	
Bedroom 4	12' x 10'
Bedroom 5	11' x 10'
Shower / Bathroom	

LOWER GROUND FLOOR

Pool Room	12'6 x 12'
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OUTSIDE

Front Garden
Driveway Parking
Double Garage
Rear Garden
Veranda
Summer House
Oak Gazebo



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