



Green Edge
Chale Green | Chale | Isle of Wight | PO38 2JR

FINE & COUNTRY

Seller Insight

“ This delightful house has been in the family for at least fifty years and I have lived here for the past 30 years. It has been a wonderful home full of character and history where even the garage used to be the local butcher. I have also been able to generate income through letting the annex. The area is so quiet and peaceful with delightful places to go for walks. At the same time the main road and bus stops are only the other side of the green so it is easy to access the nearby villages, towns and beaches.

It is less than two miles to Chale the most southerly village on the island, with its impressive cliffs in an Area of Outstanding Natural Beauty and the White Mouse Inn, while Niton village is less than three miles where you will find Joe's Bar that includes a café and the post office. There is also a pharmacy, convenience store and medical centre as well as a nursery and primary school with the excellent White Lion pub a short walk up the hill, while along St Catherine's Road there is the charming Buddle Inn. It is not far to the quintessential English village of Godshill, with its medieval church and charming thatched-roofed cottages. This is full of independent shops, pubs, restaurants and tearooms as well as the well-known Godshill Model Village and is also famous for being the site of the first ever Isle of Wight Festival in 1968.

The nearest resort town is Ventnor with its charming seafront and great walks along the sea wall and beside the gorgeous Cascade Gardens. Ventnor's all year round climate is milder than that surrounding it and as is notable for its superb Victorian Botanic Gardens, where you can enjoy a stroll round this 22 acre sub-tropical paradise. The town has a number of sporting clubs including cricket, rugby, football, angling and bowling as well as a riding school and local golf club. There is a selection of schools in the vicinity and it is also the location for the island's 'Free School'.**

* 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

Green Edge

With wonderful views over the vast central green and surrounded by countryside, this delightful character home is in a superb location. Originally built over three hundred years ago in local Isle of Wight stone it was extended in 1992 with the addition of a charming and complimentary self-contained annex with its own separate driveway entrance. So is ideal for anyone who has inter-generational requirements or would like to generate an income with a holiday let.

There is a gravel driveway that leads to the garage and a very large gravel frontage where you can park numerous vehicles. It is bordered by a dwarf stone wall and lawns with a pathway to the pitched roof front porch with an inner front door that opens straight into the lounge. With its exposed beams, attractive brick feature fireplace this room has a warm and cosy feel and the atmosphere is replicated in the dining area that includes an impressive brick fireplace and chimney breast, fitted wall cabinets and exposed wall and ceiling beams.

There is a wide archway from the dining area to the kitchen/breakfast room giving it a modern, open plan feel. This has tiled flooring and pale shaker style units incorporating a built-in oven and hob as well as an integrated fridge and freezer and space for a washing machine. In the breakfast area there are wide patio doors to the rear garden and a door to an inner lobby with storage cupboards and access to a bathroom with a bath and separate shower as well as the main bedroom that includes a wall of fitted wardrobes.

Up the stairs from the lounge there are two double bedrooms with lovely views across the green. One has an en suite shower and sliding mirrored wardrobes and the other has built in cupboards.

The separate driveway to the annex is flanked by dwarf stone walls, shrub beds and a lawned area. It has its own front door to the entrance hall with access to all the accommodation including the light and bright triple aspect lounge. This has exposed beams, a fascinating tiled fireplace and patio doors to a private terrace and garden area. There is a shower room and a fitted kitchen with stand-alone appliances, a larder and a back door to the garden as well as a double bedroom with built in wardrobes.

There is a spacious, easy to manage rear garden that is primarily laid to lawn with a lovely pond, a large greenhouse and bordered by shrub beds and hedges that back onto fields.







Travel Information

14.9 miles from Yarmouth to Lymington Ferry Terminal
 12.3 miles from West Cowes to Southampton Terminal
 11.4 miles from Fishbourne to Portsmouth 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

The Heights Leisure Centre, Sandown	10.6 miles
Ventnor Golf Club, Ventnor	7 miles
Medina Leisure Centre, Newport	7.9 miles
The Cabin, Spa & Wellness, Ventnor	7 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 840625
Ventnor Medical Centre, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 852427
Shanklin Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	(8.2 miles) 01983 822099

Education

Primary Schools	
Godshill County Primary School, Godshill	01983 840246
Niton Primary School, Niton	01983 730209
Saint Boniface C of E Primary School, Ventnor	01983 854916
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 852722

Secondary Schools/Colleges

The Island Free School, Newport Road, Ventnor	01983 857641
Carisbrooke College	01983 524651
Christ the King Upper College	01983 537070
Medina College	01983 526523
Island Innovations V1 Form Campus	01983 522886
Isle of Wight College	01983 526631

Learning Assisted Schools

Medina House, Newport	01983 522917
St George's, Newport	01983 524634
St Catherines, Ventnor	01983 852722

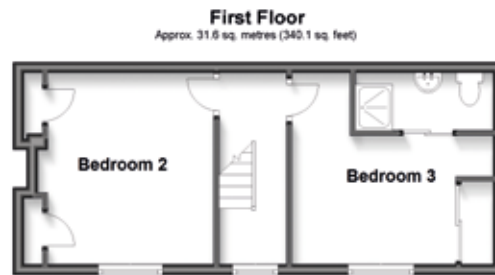
Entertainment

The White Lion, Niton
 The Budle Inn, St Lawrence
 The White Horse, Whitwell
 The Wight Mouse Inn, Chale
 The Spyglass, Ventnor
 The Crab & Lobster Tap, Ventnor
 The Taverners, Godshill

These restaurants and bars are all available within a 10-minute drive of your home.

Local Attractions / Landmarks

Appuldurcombe House, Wroxall
 The Model Village, Godshill
 Chocolate Island, Godshill
 Isle of Wight Donkey Sanctuary, Wroxall
 Ventnor Botanic Gardens, Ventnor
 Amazon World Zoo, Newchurch
 Wildheart Animal Sanctuary, Sandown



GROUND FLOOR

- Entrance Porch
- Lounge 16'9 x 11'8
- Dining Area 12'1 x 11'8
- Kitchen / Breakfast Area 28' x 7'3
- Inner Hallway
- Bathroom
- Bedroom 1 15' x 9'7
up to fitted wardrobes

FIRST FLOOR

- Landing
- Bedroom 2 12' x 11'3
up to fitted cupboards
- Bedroom 3 12' at widest point
x 11' at widest point
- En-Suite Shower Room

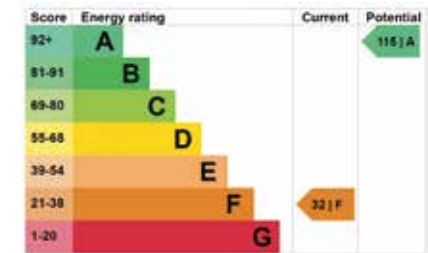
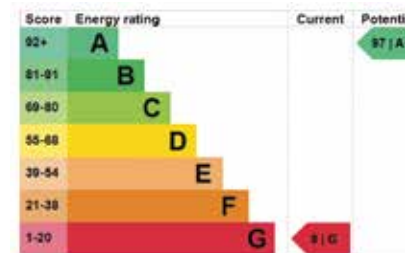
ANNEX

- Annex Hallway
- Annex Lounge 19'6 x 13'1
- Annex Shower Room
- Annex Kitchen 11'3 x 10'3
- Annex Bedroom 10'5 x 8'3

OUTSIDE

- Front Garden
- Double Garage
- Large Gravel Driveway
- Green House
- Rear Garden

Council Tax Band: E
Tenure: Freehold



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 © 2023 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





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