



Tientu
Merstone Lane | Merstone | Isle of Wight | PO30 3DF

Seller Insight

“ It has been a 'labour of love' completely renovating and extending our home over the last four years as we thought we would spend our retirement years here enjoying everything we have done to create this special place. However, our plans have changed so we hope that new owners will appreciate and enjoy everything this contemporary family home has to offer.

The rural hamlet of Merstone is a charming place to live as we are surrounded by countryside an Area of Outstanding Natural Beauty but it is not far to Blackwater village with its useful farm shop and the Chequers Inn and it is only about four miles to Newport. Being near the centre of the island, it is easy to get to most places including the ferry ports, beaches and nearby Godshill with its quaint shops, tearooms, pubs and restaurants as well as a renowned model village.

Newport includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. We are not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure while the Newport Golf Club is available for golfing enthusiasts.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrook Castle and Monkey Haven. A variety of annual events take place in the area including the world-famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill. While the nearby quintessential village of Godshill includes many delights such as its medieval church and charming thatched-roofed cottages. It is also 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.”*

* 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

Tientu

Completely remodelled from top to bottom by a highly respected master builder, who has lived on the Isle of Wight all his life and been involved with many local prestige projects, with a view to it being his family's 'forever' home, this stunning property has now become available, owing to a change of direction. As you can no doubt envisage the refurbishment has been undertaken to the highest standard incorporating top quality materials and high-end fixtures and fittings including oak doors and cupboard fronts as well as a bespoke oak staircase, new Karndean flooring and rain showers. All the floors have been taken up and relayed, there is new wiring and plumbing throughout as well as modern wall insulation and a new septic tank. So this superb property is now ready for new owners to move straight into with nothing to do except hang their pictures. Even some of the bespoke and hand-built furniture is remaining and other items are available by separate negotiation.

Set well back from the road in the charming hamlet of Merstone, the property is surrounded by countryside and a cycle path that goes from Cowes to Sandown. It is approached via a driveway, flanked by a front lawn, that leads to the double garage and off-road parking for about four or five vehicles. With its new roof, clean lines, contrasting charcoal grey and white exterior and anthracite grey window frames this lovely chalet bungalow definitely stands out from its neighbours and the contemporary design continues once you open the modern front door.

The entrance corridor provides direct access to the garage and steps up to the inner hall that leads to all the rooms on the ground floor and includes a large airing cupboard. There is a simply stunning, light and bright open plan L shaped living space incorporating large sitting and dining areas as well as a gorgeous kitchen/breakfast area. Two sides of the dining area are made up of wide sliding patio doors with automatic blinds providing delightful views across the garden and beyond and there are also similar patio doors in the lounge area offering an equally charming vista. However here, on a cold winter's evening, you can always cosy up to the modern log burner with its impressive slate surround.

If you like catering the kitchen is a real joy with its breakfast bar and flush light grey units housing high end appliances. These include a Bosch induction hob with a fascinating splash back and extractor fan, a built-in double oven and microwave as well as an American fridge freezer with an ice maker and water dispenser, a wine cooler and a Quooker tap for instant hot water and filtered drinking water. There is also an adjacent fitted utility room with plenty of storage, a sink unit, laundry facilities and a door to the garden.

On this floor there is also a modern family bathroom with a bath and separate shower as well as two double bedrooms with hand-built wardrobes including one that is currently set out as an office and the main bedroom with an en suite double shower. On the half landing there is a double bedroom with a vaulted ceiling and Velux windows with automatic blinds, bespoke bedroom furniture and an en suite shower that makes an ideal guest suite and, off the galleried landing on the first floor, there are two double bedrooms with bespoke furniture, windows with blinds including one room that has a superb pyramid style window that provides wonderful views over the garden and the surrounding countryside. Both rooms are served by a central shower room.

Outside the rear garden is completely fenced and there is a delightful curved slate terrace for al fresco entertaining that leads to the spacious lawn. This is bordered by shrubs beds and fruit trees with a delightful fishpond housing a myriad of goldfish as a charming focal point. There are also raised beds and a new high-end greenhouse.







Travel Information

9.3 miles from Ryde Catamaran & Hover Travel Ferry
6.2 miles from Fishbourne to Portsmouth Ferry Terminal
7.9 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

The Heights Leisure Centre, Sandown	6.3 miles
Medina Leisure Centre, Newport	4.6 miles
Sandown & Shanklin Golf Club, Sandown	6.9 miles
Newport Golf Club, Newport	4 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Godshill	01983 840625
Medina Healthcare, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(4.8 miles) 01983 822099

Education

Primary Schools
Berryhill Pre School, Sandown
Broadlea Primary School, Sandown
Newchurch Primary School, Newchurch
Arreton St Georges C of E Primary, Arreton
Chillerton & Rookley Primary School, Chillerton

Secondary Schools/Colleges
The Bay Secondary School, Sandown
Carisbrooke College, Carisbrooke
Christ The King Upper College, Newport
Medina College, Newport
Ryde Academy, Ryde
The Island VI Form, Newport
The Isle of Wight College, Newport

Learning Assisted Schools
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, Grove Road, Ventnor

01983 717363
01983 4012403
01983 865210
01983 528429
01983 721207

01983 403284
01983 524651
01983 537070
01983 861222
01983 567331
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

Entertainment

Chequers Inn, Rookley
Woods Kitchen, Godshill
The Taverners, Godshill
White Lion, Arreton
Fighting Cocks, Arreton
Merrie Gardens, Lake
Hare & Hounds, Downend

These bars and restaurants are available within a 20-minute radius of this home.

Local Attractions / Landmarks

Wildheart Animal Sanctuary, Sandown
Amazon World, Arreton
Robin Hill Country Park, Downend
Blackgang Chine, Blackgang
Tapnell Farm, Yarmouth
Carisbrooke Castle, Carisbrooke
Owl and Monkey Haven, Newport
The Model Village, Godshill

Ground Floor
Approx. 143.9 sq. metres (1549.3 sq. feet)



First Floor
Approx. 71.8 sq. metres (772.6 sq. feet)



GROUND FLOOR

Entrance Hallway	
Inner Hall	
Lounge	18'3 x 12'10
Kitchen / Dining Area	30'7 x 10'8
Utility Room	9'6 x 6'10
Family Bathroom	9'8 x 8'5
Bedroom 2	12'1 x 9'7
Bedroom 1	12'4 x 10'11
En-Suite Shower Room	

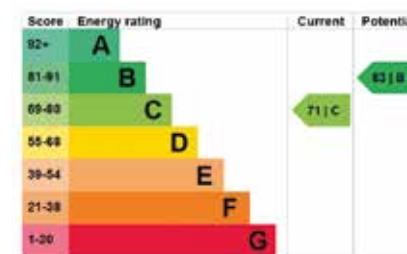
FIRST FLOOR

Landing	
Bedroom 3	18'7 x 13'6
En-Suite Shower Room	
Bedroom 4	19'1 x 10'3
Family Shower Room	7'2 x 4'10
Bedroom 5	14'3 x 9'3

OUTSIDE

Front Garden
Driveway Parking
Rear Garden
Greenhouse

Council Tax Band: D
Tenure: Freehold





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