



Meadow End
Alverstone Garden Village | Isle of Wight | PO36 0HE

FINE & COUNTRY

Step inside

Meadow End

A unique detached L-shaped chalet bungalow nestling in approximately 2.9 acres of grounds and with superb rural views, offer an idyllic combination. This delightful family home, with its mellow Bradstow stone exterior, is on the outskirts of Alverstone Garden Village. It includes a field surrounded by a private woodland providing peace and quiet, privacy and security. Over the years the property has been extended from its origins as a small bungalow and modernised to provide everything needed for contemporary living with five bedrooms and two sitting rooms.

The spacious hall leads to the large elegant and triple aspect lounge with its central beam, a charming fireplace with a multi-fuel burner as well as sliding patio doors to the garden. There is also a well-stocked bar/snug with a large American style fridge where you can create some magic cocktails that is adjacent to the fitted utility room with external access. Anyone who enjoys cooking and entertaining will be delighted with the modern L-shaped, double aspect kitchen/breakfast area with its recently installed Smeg range cooker and attractive pale units with a double oven, fridge and Miele dishwasher. The large dining area is ideal for entertaining friends and family and includes patio doors to a terrace.

There is also a family shower room just inside the front door that is great for a clean up after a country walk or a trip to the beach as well as three bedrooms, one of which could always be used as a separate dining room or study. The other two bedrooms can be accessed via a separate external door. One of these is a large double with a bay window and en suite facilities and the other has stairs to the first floor sitting room with its vaulted ceiling. This room is designed to capture the stunning views and includes multi-pane French doors to a balustraded decked terrace. If required these two bedrooms and sitting room could always become a self-contained annex for family members or a hideaway for teenage children wanting a bit of independence and somewhere to entertain their friends.

Off the spacious landing on the first floor there is a family bathroom and two good sized bedrooms including one with a dressing area and the other with a walk-in wardrobe.

As well as a long pathway to the front door there is a charming summer house and a superb decked terrace where you can really take in the rural panorama and even hold an al fresco party for numerous guests. Much of the garden is laid to lawn, interspersed with mature trees and shrubs, while the field would be ideal for any horse enthusiast wanting a home for their equine friends. Alternatively, this could be just the place for those looking to develop 'the good life' as you could have chickens, sheep, goats or even alpacas. Off road parking is available at the front of the property.





Seller Insight

“ This property has been in our family for at least 50 years and we moved here in the mid-1980s. It was originally a small bungalow and over the years we extended it to become the delightful family home it is today with plenty of flexible accommodation. It was originally purchased because of the stunning location, the peace and tranquility as well as accessibility to the rest of the island as we are only about 15 to 20 minutes' drive from Newport, Ryde and Ventnor. The house has been a wonderful place to bring up our children but we feel it is now time to downsize.

We are only about four miles from Sandown with its delightful seafront and high street or Los Altos Park and the station for trains that run between Ryde Pier Head and Shanklin. Sandown includes a golf club, a range of shops, restaurants, schools and its well-known pier as well as the zoo. It also hosts a number of annual events including a carnival and the lovely beach won 'Beach of the Year Award' in the BBC Countryfile Magazine Awards 2019. *

* 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.







Travel Information

8.2 miles from Ryde Catamaran & Hover Travel Ferry
 7.8 miles from Fishbourne to Portsmouth Ferry Terminal
 11.7 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	3.7 miles
Medina Leisure Centre, Newport	8.2 miles
Sandown & Shanklin Golf Club, Sandown	1.9 miles
TJ's Gym & Fitness Studio, Sandown	3.3 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
South Wight Medical Practice, Godshell	01983 840625
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	9.7 miles 01983 822099

Education

Primary Schools
 Berryhill Pre School, Sandown
 The Bay Primary School, Sandown
 Broadlea Primary School, Sandown
 Newchurch Primary School, Newchurch
 Shanklin C of E Primary School, Shanklin

Secondary Schools/Colleges

The Bay Secondary School, Sandown	01983 403284
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
The Island Free School, Ventnor	01983 857641
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
Clatterford Tuition Centre, Newport	01983 524 680
Thompson House Tuition Centre, Newport	01983 539 967

Entertainment

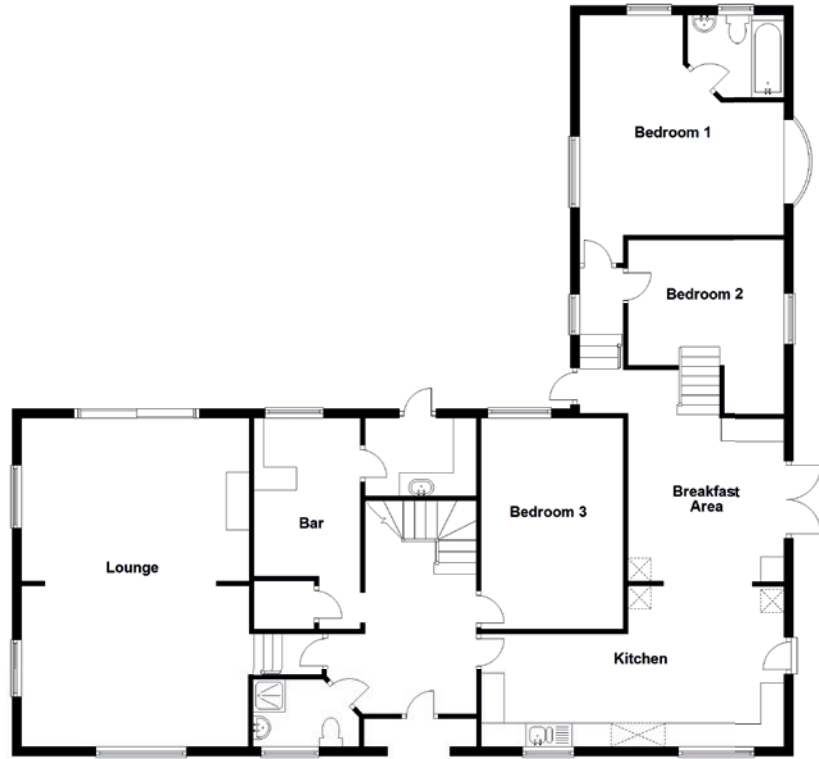
Restaurants / Bars
 Merrie Gardens, Lake
 Fighting Cocks, Arreton
 White Lion, Arreton
 Pointers Inn, Newchurch
 The Taverners, Godshell
 Woods Kitchen, Godshell
 The Garlic Farm Restaurant, Newchurch

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

Local Attractions / Landmarks

Isle of Wight Zoo, Sandown
 Amazon World, Arreton
 Robin Hill Country Park, Downend
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Carisbrooke Castle, Carisbrooke

Split Level Ground Floor
Approx: 153.2 sq. metres (1703.1 sq. feet)



Split Level First Floor
Approx: 94.7 sq. metres (1019.5 sq. feet)



SPLIT LEVEL GROUND FLOOR

- Hallway
- Shower Room
- Lounge 24'1 x 16'3
- Bar / Snug 15'7 x 7'5
- Utility Room 6'4 x 5'6
- Bedroom 3 15'8 x 9'10
- Kitchen 21'6 x 11'6
- Breakfast Area 11'5 x 11'2
- Bedroom 2 12'4 x 11'3
- Bedroom 1 15'7 x 14'7
- En-Suite Bathroom

SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 4 14'7 x 12'2
- Walk-In Wardrobe
- Bathroom
- Bedroom 5 11'6 x 10'7
- Sitting Room 28'7 x 14'8
- Balcony

OUTSIDE

- Front Garden
- Decked Terrace
- Rear Garden
- Off Road Parking
- Summer House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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 © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pitts & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 16.06.2022





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