



Sherwood

Undercliff Drive | St Lawrence | Isle of Wight | PO38 1XG

FINE & COUNTRY



# Seller Insight

“*Ventnor has a rich history of being a health resort for both holidaying celebrities, and for those suffering with respiratory conditions during Queen Victoria's rein and it remains one of the most sought-after places to visit in the UK. It is also home to some of the best restaurants in the UK, with the Michelin starred Hambrough and the infamous Royal Hotel – a former favourite of Queen Victoria's that has lost none of its credibility since.*

*There are many more fantastic restaurants in town including the iconic art deco Winter Gardens that overlooks the bay – the perfect setting for a bite to eat or to see a show.*

*Ventnor has more recently become known for the Ventnor Fringe Festival; an annual, week-long celebration of comedy, theatre and performing arts. The UK's oldest theme park, Blackgang Chine is just down the road, a place where the island's unique history combines with modern amusements.*

*There are several sporting clubs within the parish including cricket, rugby, football and bowling. There is also a riding school and golf club close by.*

*There is a selection of schools in the vicinity including the highly sought after Island Free School.*

*Ventnor is well serviced by public transport, with the number 3 bus taking you to Ryde, where you can catch the high-speed passenger ferry or hovercraft to Portsmouth. Also, there is the number 6, which goes to the island's principal town of Newport, with a stop along the way at Blackgang Chine. There are also numerous footpaths accessing the beautiful surrounding countryside.\**

\* 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

## Sherwood

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This excellent, four-bedroom property is ideally situated in St. Lawrence - a pretty village within the parish of Ventnor which has its own microclimate and experiences milder weather than the rest of the island and UK as a whole.

Within a couple of minutes' walk is one of the island's hidden treasures - Steephill Cove - the most secluded and picturesque beach on the Isle of Wight. Here you can experience the finest Ventnor Bay caught seafood at The Crab Shed or The Beach Shack, both situated right on the beach, whilst enjoying breathtaking sea views. Another absolute gem of a place right on the doorstep is Ventnor Botanic Gardens, once a respiratory hospital that now showcases a spectacular display of flowers from around the world, thanks to Ventnor's unique climate.

This property has three double bedrooms on the first floor, and from the main bedroom at the front are beautiful sea views. Also on the first floor is a good sized, family bathroom. On the ground floor is a very spacious kitchen, with lovely wooden-fronted cupboards, as well as a large separate utility room, handily located directly off the kitchen. The vast lounge is a lovely, light space due to dual aspect windows and an impressive set of French doors which lead onto a paved area, ideal for enjoying the pretty, rural and sea views. Adjacent is the dining room, which enjoys the same lovely views from its own set of French doors, as well as also benefitting from dual aspect windows. Towards the rear of the ground floor is a fourth double bedroom, complete with en-suite bathroom, as well as an additional, separate cloakroom.

Outside, this property benefits from wrap around gardens, mostly laid to lawn with mature shrubs and trees in the large rear garden. There is access to the home via a private road with two single garages and ample parking on the driveway.











#### Travel Information

18.5 miles from Yarmouth to Lymington Ferry Terminal  
 14.7 miles from East Cowes to Southampton Ferry Terminal  
 13.1 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](http://www.islandbuses.info)

#### Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor	2.8 miles
The Heights Leisure Centre, Sandown	8.5 miles
The Cabin Coastal Spa, Ventnor	2.4 miles
Ventnor Tennis Club, Ventnor	2.4 miles

#### Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

#### General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	(10.7 miles) 01983 822099
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#### Education

Primary Schools  
 St Boniface C of E Primary School, Ventnor 01983 854916  
 Niton Primary School, Niton 01983 730209  
 St Francis Catholic & Church of England (Aided) Primary School, Ventnor 01983 857449  
 Wroxall Primary School, Wroxall 01983 852290  
 The Island Free School, Ventnor 01983 857641

#### Secondary Schools/Colleges

Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

#### Learning Assisted Schools

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

#### Entertainment

Restaurants / Bars  
 White Horse, Whitwell  
 White Lion, Niton  
 The Buddle Inn, Niton Undercliff  
 The Hambrough, Ventnor  
 The Royal Hotel Ventnor  
 The Met, Esplanade, Ventnor  
 The Spyglass Inn, Esplanade, Ventnor  
 Smoking Lobster, Ventnor  
 Wight Mouse Inn, Chale

These restaurants are available within a 15-minute radius of this home.

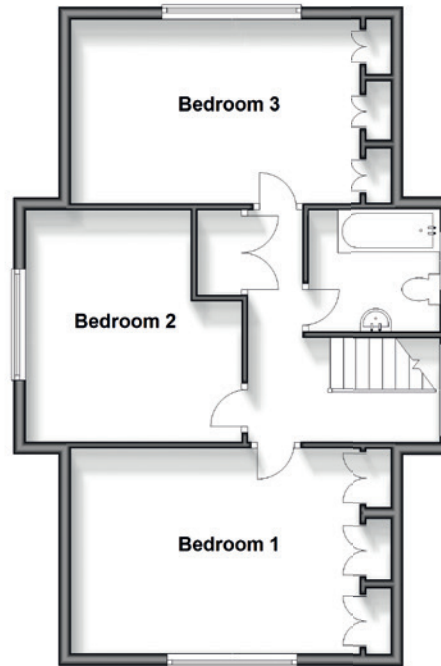
#### Local Attractions / Landmarks

St Catherine's Lighthouse, Niton  
 Model Village, Godshill  
 Isle of Wight Donkey Sanctuary, Wroxall  
 Amazon World Zoo, Bathingbourne  
 Appuldurcombe House, Wroxall  
 Ventnor Botanical Gardens, Ventnor  
 Blackgang Chine, Chale  
 Isle of Wight Pearl, Brighstone

**Ground Floor**  
Approx. 125.2 sq. metres (1347.8 sq. feet)



**First Floor**  
Approx. 60.0 sq. metres (645.5 sq. feet)



**GROUND FLOOR**

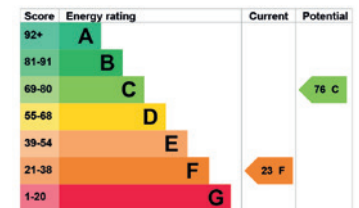
- Entrance Hallway
- Dining Room 15'8 x 12'1
- Lounge 16'10 x 14'1 plus 12'1 x 6'8
- Cloakroom
- Kitchen 17'2 x 11'9
- Utility Room 15'1 x 7'8
- Bedroom 4 15'9 x 14'1
- En-Suite Bathroom 6'10 x 5'10

**FIRST FLOOR**

- Landing
- Bedroom 1 14'2 up to wardrobes x 9'11
- Bedroom 2 12'3 x 11'6
- Bedroom 3 14'2 up to wardrobes x 9'11
- Family Bathroom

**OUTSIDE**

- Front Garden
- Off Road Parking
- Rear Garden



Council Tax Band: F  
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 22.12.2023







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