



Woodside

Upper Hyde Farm Lane | Shanklin | Isle of Wight | PO37 7PS

FINE & COUNTRY

Seller Insight

“Shanklin is a charming, traditional seaside town, steeped in history but with all the advantages of modern conveniences as well. Hope beach is a stunning, sandy bay with traditional entertainments as well as bars and restaurants overlooking the sea. A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as Rylstone Gardens – a Victorian park with a bandstand, pitch and putt, café and colourful flower displays, and the beautiful natural landmark Shanklin Chine. There is also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs, boutique shops, restaurants and tea rooms.

Shanklin is well serviced by public transport with seven bus routes taking you pretty much everywhere you might want to go including Ventnor, Newport, Ryde, Godshell, Brading and Bembridge. It also has the advantage of being on the Island line, with trains running to Ryde pierhead for the Fastcat service to Portsmouth.”*



* 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

Woodside

This stunning five-bedroom property is nestled in the heart of Shanklin, a popular seaside town on the east coast of the island.

The ground floor is divided into two separate living accommodations, making it an ideal choice for a multigenerational family. The 'annex' consists of a fully fitted kitchen, spacious living area, a shower room and a good-sized double bedroom, plus has the advantage of both internal and external access.

In the main house the sitting room is vast, and boasts triple aspect windows with sliding patio doors to the rear decking, stunning wood flooring and an attractive, feature fireplace. Leading directly on from here is the impressive conservatory; a large, bright space, ideal as an extra living room. On the opposite side of the hallway is the gorgeous kitchen, that boasts all one would expect from a modern kitchen, including space for a dishwasher, built in gas hob and double oven, as well as a fabulous, large island, beautiful stone floor tiles and patio doors leading to a raised decking area outside – perfect for alfresco dining. The open-plan dining area is another sizeable space and has a lovely feature fireplace. Leading off this area is a handy utility room.

The versatile first floor accommodation currently consists of five bedrooms, however one or more would be equally suitable as a study or playroom. The master bedroom is an excellent size and enjoys wonderful far-reaching views from the Juliet balcony, as does the second bedroom. Additionally, the master benefits from an ensuite shower room, whilst the remaining rooms share a family bathroom.

Outside is a good-sized garden, with a huge, raised deck that spans the entire length of the property and is home to a fabulous hot tub – an ideal spot to relax and take in the views of the pretty garden and countryside beyond. The garden also boasts a greenhouse and a large shed, plus a summer house that is equipped with a mini kitchen and shower room.

This property also benefits from solar panels, helping to keep energy costs to a minimum and an electric car charging point.







Travel Information

9.6 miles from Fishbourne to Portsmouth Ferry Terminal
 9.8 miles from Ryde High Speed Catamaran & Hover Travel
 11.4 miles from East Cowes to Southampton Ferry Terminal
 18 miles from Yarmouth to Lymington 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

1Leisure Heights, Sandown	3.2 miles
Sandown & Shanklin Golf Club, Sandown	3.7 miles
Sandown & Shanklin Rugby Club, Sandown	3.3 miles
TJ's Gym & Fitness Studio, Shanklin	2.5 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 862000
South Wight Medical Practice, Ventno	01983 840625
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	9.1 miles
01983 822099	

Education

Primary Schools
 Berry Hill Nursery School
 Gatten & Lake Primary School
 Shanklin C of E Primary School
 Wroxall Primary School, Wroxall
 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, Newport
 Medina College, Newport
 Island Innovations V1 Form Campus, Newport
 Isle of Wight College, Newport
 Ryde School with Upper Chine, Ryde
 Ryde Academy, Ryde

Assisted Learning Schools:
 Medina House, Newport
 St George's School, Newport
 St Catherine's School, Ventnor

01983 717363
 01983 869910
 01983 862444
 01983 852290
 01983 402403
 01983 865210
 01983 840246

01983 857641
 01983 402403
 01983 537070
 01983 526523
 01983 522886
 01983 526631
 01983 562229
 01983 567331

01983 522917
 01983 524634
 01983 852722

Entertainment

Restaurants and Bars
 Fishermans Cottage, Esplanade Shanklin
 The Steamer Inn, Esplanade Shanklin
 The Crab, Shanklin Old Village
 Pendletons, Shanklin Old Village
 Merrie Gardens, Lake
 Morgans of Shanklin, Shanklin Old Village
 The Steamer Inn, Shanklin
 Pavarottis Italian Restaurant, Shanklin Old Village
 The Pointer Inn, Newchurch
 The Taverners, Godshill

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

Local Attractions / Landmarks

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



GROUND FLOOR

Entrance Hallway	
Sitting Room	26'3 x 13'
Conservatory	14'10 x 11'6
Cloakroom	
Kitchen / Dining Room	26'3 x 18'3
Utility Room	9'9 x 8'6
Annex Living Room	14' x 11'9
Annex Bedroom	11'10 x 9'5
Annex Shower Room	

FIRST FLOOR

Landing	
Bedroom 1	18'9 x 16'10 reducing to 9'3 x 9'
En-Suite Shower Room	
Bedroom 2	16'3 x 5'10
Bedroom 3	13'2 x 9'3
Bedroom 4	11'3 x 9'5
Bedroom 5	9'1 x 5'11
Bathroom	

OUTSIDE

- Front Garden
- Driveway Parking
- Rear Garden
- Green House
- Shed

SUN HOUSE

Living Area	16'4 x 11'4
Shower Room	



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 © 2024 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 13.03.2024





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