



Cypress House
Niton Road, Rookley | Ventnor | Isle of Wight | PO38 3NX

Seller Insight

“ Rookley is a lovely little village conveniently located between Godshill and Newport that's surrounded by open countryside, designated as an Area of Outstanding Natural Beauty (AONB).

*There is a local shop for all the essentials, a post office and just a short walk along the road is The Chequers Inn serving quality food and drink, whilst closer to home is the Lookout bar and eatery on the site of the stunning Rookley country park. For fresh produce there's a farm shop nearby stocked full of Island produce.”**



* 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

Cypress House

Introducing this charming, four bedroom character property on the outskirts of the delightful village, Rookley. Originally built in the late 1800's, this superb home has been well maintained and updated throughout to make it a fantastic, modern home.

The ground floor offers flexible accommodation, with a kitchen diner as well as separate dining room, plus a conservatory, study and sitting room, allowing an abundance of choice as to how these rooms can be utilised. The stunning, contemporary kitchen with fabulous island boasts all integrated appliances and a double oven. A feature has been made of the gas hob with it set into the original chimneybreast, perfectly illustrating how well the traditional and contemporary complement each other throughout this lovely home. The dining area can comfortably accommodate a family sized table and some well placed French doors into the conservatory extends this space should it be required.

The conservatory is larger than average and is the ideal place to relax and enjoy the picturesque views across the garden and rolling countryside beyond. At the front of the house is the sitting room, displaying attractive cornicing and a beautiful, original fireplace with the addition of a wood burning stove to complete the look. In the dining room is another feature fireplace with an exposed brick chimney giving it a cosy, rustic feel, and of course, there's ample space for dining here too. Further rooms on the ground floor include an enclosed utility room and a W.C.

Up the attractive staircase to a galleried landing, there's four double bedrooms and two bathrooms. The two bedrooms at the front are the largest and have the advantage of built in wardrobes. Bedroom three enjoys a contemporary ensuite shower room, that's been tastefully finished to a high standard, as well as stunning views over the surrounding countryside, which it shares with bedroom four. The family bathroom is a good size and has benefitted from recent updating also.

Outside to the front, the home is screened from the road by neat hedgerow, behind which lies a fantastic driveway, with room to manoeuvre and park numerous vehicles, as well as having a garage. However, the rear garden is an absolute showstopper, with a wonderful mix of ancient trees and flowerbeds, vast expanses of lawn and an established vegetable garden. Whether it's a space for children to play hide and seek in, or discovering your green fingers in the vegetable patch or just somewhere peaceful to sit and watch the local wildlife, there's something for everyone here.







Travel Information

8.3 miles from Fishbourne to Portsmouth Ferry Terminal
 8.8 miles from East Cowes to Southampton Ferry Terminal
 13.5 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 Medina, Newport – 4.6 miles
 Newport Golf Club, Newport – 3.9 miles
 Rookley Country Park Fishing, Rookley – 0.8 miles
 Newport Cricket Ground, Newport – 2.6 miles

Healthcare

Doctors Surgeries
 The Dower House Surgery, Newport 01983 523525
 Newport Health Centre, Newport 01983 522060
 South Wight Medical Practice, Godshill 01983 840625
 The Bay Medical Centre, Shanklin 01983 862000

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

Education

Primary Schools
 Chillerton & Rookley Primary School, Rookley – 01983 721207
 Arreton St Georges C of E Primary School, Arreton – 01983 528429
 Godshill Primary School, Godshill – 01983 840246
 Newchurch Primary School, Newchurch – 01983 865210
 Nine Acres Primary School, Newport – 01983 522984
 Newport C of E Primary School, Newport – 01983 522826
 Hunnyhill Primary School, Newport – 01983 522506
 Carisbrooke C of E Primary School, Carisbrooke – 01983 522348

Secondary Schools/Colleges

The Island Free School, Ventnor – 01983 857641
 The Bay CE School, Sandown – 01983 403284
 Carisbrooke College, Newport – 01983 524651
 Christ The King Upper College, Newport – 01983 537 070
 Medina College, Newport – 01983 861 222
 Ryde School with Upper Chine School, Ryde – 01983 562229
 The Island VI Form Campus, Newport – 01983 522886
 Isle of Wight College, Newport – 01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport 01983 522 917
 St. Georges, Watergate Road, Newport 01983 524 634
 St. Catherine's, Grove Road, Ventnor 01983 852722

Entertainment

Restaurants / Bars
 The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Dairyman's Daughter, Arreton
 The White Lion, Arreton
 Chequers Inn, Rookley
 The Pointer Inn, Newchurch
 Hare & Hounds, Downend
 Bargemans Rest, Newport
 These bars and restaurants are available within a 15 minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
 Appuldurcombe House - Wroxall
 Bembridge Windmill - Bembridge
 Donkey Sanctuary - Wroxall
 The Wildheart Animal Sanctuary - Sandown
 Garlic Farm - Newchurch
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Butterfly World – Newport
 Amazon World Zoo – Newchurch

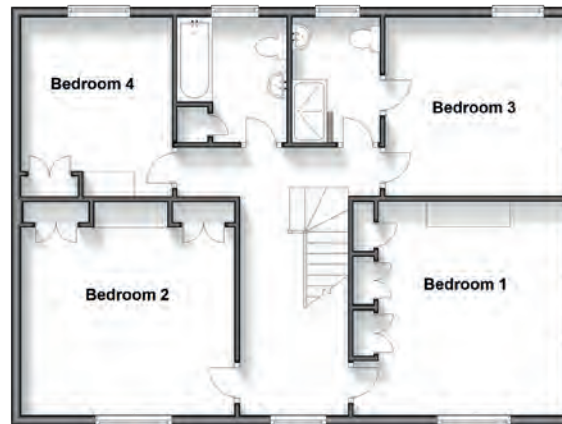
Ground Floor

Approx. 119.9 sq. metres (1290.7 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.0 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.9 sq. feet)



GROUND FLOOR

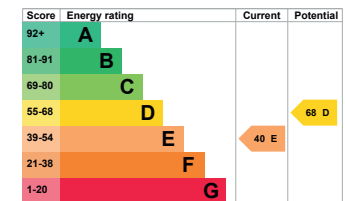
Entrance Porch	
Hallway	
Dining Room	14' x 13'11
Lounge	14' x 13'11
Study	11'8 x 10'4
Kitchen Area	11'10 x 10'11
Breakfast Area	10'5 x 8'6
Conservatory	20'7 x 10'6
Utility Room	10'10 x 4'11 plus 5'7 x 4'11
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	14'1 x 13'7
Bedroom 2	14' x 12'9
Bedroom 3	12' x 12'
Bedroom 4	11'11 x 9'10
Shower Room	
Bathroom	

OUTSIDE

- Front Garden
- Driveway Parking
- Garage
- 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 © 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 24.05.2024





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