



Brooklyn  
Main Road | Chillerton | Newport | Isle of Wight | PO30 3EP

FINE & COUNTRY

# Seller Insight

“ Chillerton is a lovely little village set within the breathtaking Chillerton downs and together they form a beautiful area of downland, farmed and wooded valleys hidden away in the centre of the island.

Chillerton and Gatcombe is in a designated Area of Outstanding Natural Beauty with an abundance of country walks on the doorstep, a quiet, friendly and neighbourly area for rural life and pursuits, well served with a community run Parish and facilities.

For amenities there's a co-op in the nearby Rookley village or for a bite to eat out and about there's the lovely Gallybagger café or the Chequers Inn.

The number 6 bus takes you into the island's principal town of Newport, which has plenty of shops, bars, restaurants and a Cineworld cinema.”\*

\* 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

## Brooklyn

This is an immaculate, four bedroom property, built in 2000, is nestled in the heart of a rural village with the additional advantage of having an integrated, one bedroom annex. Set back from the road, in an elevated position, this modern build gives the impression of being an old, character cottage with its attractive, stone and brick exterior and gorgeous, double glazed, entrance portico. It's ideally situated within easy reach of amenities, yet still very much within a peaceful, rural setting, with stunning views to the front extending across rolling fields to the horizon.

Inside, the home is immaculately presented throughout with the entrance hallway immediately creating visual impact upon entering the home with a beautifully designed, glass panelled staircase leading to an ensuite double bedroom plus office on the first floor. Off the hallway is a great sized sitting room, with a feature mantelpiece with a wood burning stove and pretty, rural views from the dual aspect windows. The kitchen diner is an excellent space, beautifully finished with a spectacular, cast iron range cooker with integrated induction hob. Conveniently leading directly off of the kitchen is a large utility room with fitted units and a sink. From here, via pretty, stable doors is the lovely, light garden room conservatory, with delightful, stained-glass windows and French doors leading onto a patio complete with hot tub.

There are three double bedrooms on the ground floor, with the main bedroom boasting built-in wardrobes and a fabulous ensuite shower room with a double sized shower plus his and hers sinks. The family bathroom enjoys a luxurious bathtub as well as a separate shower cubical and is beautifully finished in marble effect tiling to the walls and floor.

The annexe is connected to the main house via the delightful garden room – an ideal place to sit and admire the garden through fantastic bifold doors with bespoke blinds. The annexe itself has been finished to the same impeccably high standard as the rest of the home and boasts a double bedroom, with a double, level-entry shower room adjacent, plus living room.

Outside to the front is a lovely, paved driveway accessed via a pretty, wooden gate with ample space for several vehicles, as well as an integrated garage, that is currently being used as a home gym. To the rear is a raised garden, mostly laid to lawn, securely bordered by an iron fence and at the same level as the conservatory is a paved patio. Also included are a double glazed and insulated workshop and shed with power laid in.







### Travel Information

9.1 miles from Fishbourne to Portsmouth Ferry Terminal  
 9.2 miles from East Cowes to Southampton Ferry Terminal  
 12.5 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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

|                                       |           |
|---------------------------------------|-----------|
| 1Leisure Medina, Newport              | 5 miles   |
| Newport Golf Club, Newport            | 4.6 miles |
| Rookley Country Park Fishing, Rookley | 1.8 miles |
| Newport Cricket Ground, Newport       | 3.1 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 | 5.2 miles<br>(01983 822099) |

### 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 20-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**

|                      |                                   |
|----------------------|-----------------------------------|
| Hallway              |                                   |
| Lounge               | 18'2 x 13'5                       |
| Bedroom 2            | 13'1 x 11' max                    |
| Bedroom 3            | L-shaped 9'6 x 7'9 plus 6' x 4'10 |
| Bathroom             | 11' x 7'3                         |
| Bedroom 1            | 13'4 x 13'1                       |
| En-Suite Shower Room | 10'11 x 6'11                      |
| Kitchen Area         | 15'4 x 13'9                       |
| Utility Room         | 10'2 x 10'                        |
| Conservatory         | 11'7 x 7'11                       |
| Sun Room             | 13'10 x 7'9                       |
| Annex Bedroom        | 8'10 x 8'2                        |
| Annex Shower Room    | 7'3 x 6'2                         |
| Annex Lounge         | 12'5 x 10'3                       |

**FIRST FLOOR**

|                      |             |
|----------------------|-------------|
| Landing              |             |
| Bedroom 4            | 16'3 x 10'6 |
| En-Suite Shower Room | 9'6 x 4'6   |
| Office               | 16'3 x 7'1  |

**OUTSIDE**

|                  |              |
|------------------|--------------|
| Front Garden     |              |
| Driveway Parking |              |
| Integral Garage  | 17'11 x 12'4 |
| Workshop         | 11'6 x 9'6   |
| Shed             | 11'9 x 4'8   |
| 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





Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

