

4 Youngwoods Copse Alverstone Garden Village | Isle of Wight | PO36 OHJ



# Seller Insight

Alverstone Garden Village was built within the ancient woodland of Youngwoods Copse and is in an AONB.

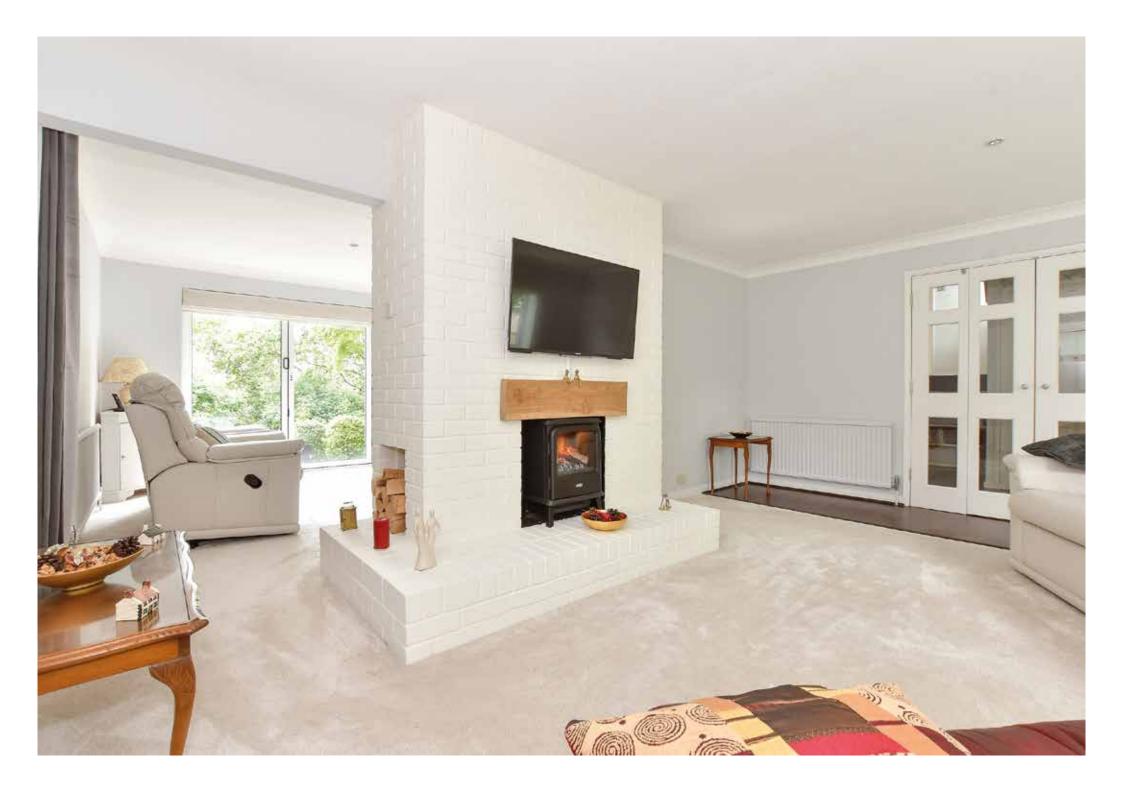
Living here we have enjoyed the peace and quiet of the countryside, being surrounded by nature, whilst at the same time, being only ten minutes' drive from the coast and the beaches at Shanklin.

We have enjoyed the many country walks directly from our front door and the Red Squirrel cycle trail is only a short distance away."\*





\* 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 4 Youngwoods Copse

This attractive detached family home is located in the heart of an exclusive woodland development enjoying unrivalled views through the trees and across the valley below. Arranged over four floors, this immaculate, four-bedroom property offers spacious and flexible accommodation, allowing for a variety of room allocation options to suit personal taste and requirements.

The living space begins directly off the entrance hallway accessed via glazed double doors, on what is the ground floor at the front, with a spacious sitting room that spans the entire depth of the property. This is an interesting space that works well as both one, large open plan room with a gorgeous, central chimney feature, or equally as a spacious sitting room and a cosy snug area. There's plenty of natural light here from the wide windows to the front and fabulous bifold doors at the rear. These lead out to a patio in the stunning rear garden which, due to the sloping site, transforms a patio to an elevated sun terrace, with the most beautiful, far-reaching views through the woodland and further to the fields beyond. Also on this floor, at the rear, is a good-sized study, that would lend itself nicely to an additional bedroom if required, as it includes integrated cupboards and a large picture window perfectly framing the beautiful view. Concluding this floor, there's a convenient cloakroom just across the hallway.

Down to the lower ground floor where you'll find a huge kitchen diner that's sizeable enough to include a sitting area as well. Here we have an excellent, contemporary kitchen with two ovens, five burner gas hob and a lovely breakfast bar. At the far end in the dining area is another large picture window providing the perfect spot to relax and admire the gorgeous garden and copse beyond. There's also the added benefit of a handy utility room. From the side of the seating area there are sliding doors providing access to another large patio outside – ideal for alfresco dining in the summer months.

The bedrooms are arranged over a split level on the upper floor, with the main bedroom having the lower level to itself and benefiting from those gorgeous views from its own delightful Juliette balcony, as well as an impressive ensuite with double sized, level entry shower. The remaining three bedrooms reside on the top floor alongside a family bathroom with separate shower cubicle and of course, they enjoy the wonderful views as well.

Outside to the front of the home is a good-sized driveway with parking for numerous vehicles as well as a large garage with ample space for storage in addition to a vehicle. The woodland garden at the rear is like something you'd expect to find in a fairytale, with native trees, plants and visiting wildlife in abundance, as well as the two large patio areas that get bathed in sunlight during the summer months.









#### **Travel Information**

8.1 miles from Fishbourne to Portsmouth Ferry Terminal 10.4 miles from East Cowes to Southampton Ferry Terminal 16.9 miles from Yarmouth to Lymington Ferry Terminal

#### Leisure Clubs & Facilities

1Leisure The Heights, Sandown
Sandown & Shanklin Golf Club, Sandown
Rookley Country Park Fishing, Rookley
Sandown & Shanklin Rugby Club, Sandown

#### Healthcare

Doctors Surgeries South Wight Medical Practice, Godshill The Bay Medical Centre, Sandown The Bay Medical Centre, Shanklin

General Hospitals St Mary's Hospital, Parkhurst Ryde, Newport

#### Education

3.4 miles

2.3 miles

6.9 miles

2.7 miles

01983840625

01983409292

(8 miles)

01983862000

01983822099

Primary Schools Godshill Primary School, Godshill Gatten & Lake Primary School, Shanklin St Blasius C of E Primary School, Shanklin The Bay School Primary, Sandown Newchurch Primary School, Newchurch

Secondary Schools/Colleges The Island Free School, Ventnor The Bay CE School, Sandown Carisbrooke College, Newport Christ The King Upper College, Newport Medina College, Newport Ryde School with Upper Chine School, Ryde The Island VI Form Campus, Newport Isle of Wight College, Newport

Learning Assisted Schools: Medina House, School Lane, Newport St. Georges, Watergate Road, Newport St. Catherine's, Grove Road, Ventnor 01983 840246 01983 869910 01983 862444 01983 403284 01983 865210

01983 522 917 01983 524 634 01983 852722

#### Entertainment Restaurants / Bars

The Taverners, Godshill Griffin, Godshill The Fighting Cocks, Arreton Dairyman's Daughter, Arreton Chequers Inn, Rookley The Crab, Shanklin The Pointer Inn, Newchurch Smokin' Jacks', Wroxall The White Horse, Whitwell

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 Garlic Farm – Newchurch



### The Property Ombudsman

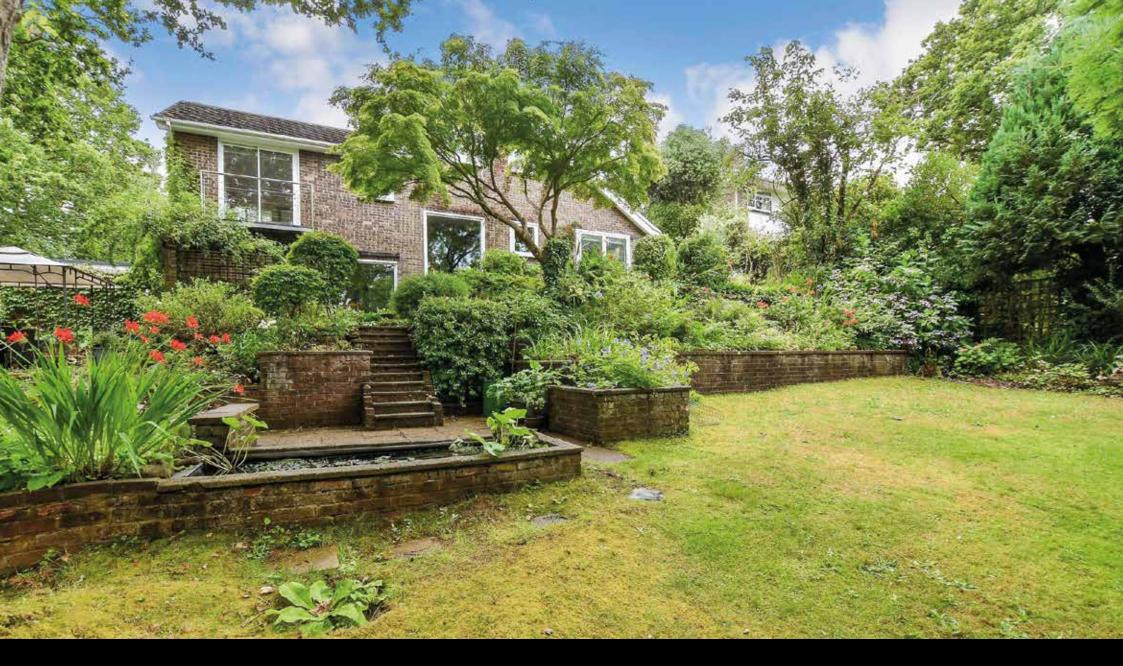
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Council Tax Band: F Tenure: Freehold



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