



Radstone  
Steephill Road | Ventnor | Isle of Wight | PO38 1UF

FINE & COUNTRY





# Step inside

## Radstone

A beautiful, detached home, laid out over two floors, comprising of a spacious and immaculate three-bedroom single storey property with a large self-contained one-bedroom annex beneath.

Superbly modernised by its current owners, the main residence is accessed via an attractive stairwell with stainless steel balustrades and glass panels which continue up and around the first-floor wraparound balcony which can also be accessed via sliding doors in the spacious sitting area. Oak flooring has been laid from the delightful, naturally lit entrance hall, through to the large sitting area, dining area and kitchen, allowing these wonderful areas to flow seamlessly into one another.

The kitchen has benefitted from being upgraded and now provides an array of storage space within its attractive, handleless cream gloss units complemented by a contrasting dark wood effect countertop. The kitchen has two ovens, an integral dishwasher, a gas hob and built in waste disposal unit, as well as a useful breakfast bar separating the kitchen from the formal dining area.

There are three bedrooms on this floor of the property, one a good-sized single room, which is perfect as a home office, the other two bedrooms both great double rooms, one of which enjoying a modern ensuite bathroom. An attractive, modern contemporary shower room with a large walk in enclosure serves both bedrooms 1 and 3.

The ground floor is accessed by its own entrance door and is a substantial space again, comprising of a large sitting room, spacious kitchenette and dining area as well as a lovely double bedroom. A large, level access, modern shower room completes the annex accommodation. At the front of the annex is a covered decked area, ideal for more shaded seating. The owners have enjoyed the use of this area for visiting guests, although subject to relevant permissions, this space would create a useful income if required.

A long-gated driveway leads up to the home, providing extensive parking areas as well as granting access to the integral garage. Within the garage there are doors leading into a plant room and additional storage area which extends almost the entire width of the property, providing easily accessible storage space.

The front gardens are beautifully planted with an array of shrubs and trees, many of which are sub-tropical, benefitting from the climate enjoyed in this specific part of the island. There is a handy potting shed at the side of the property, and from beyond here steps lead round to the rear garden with its full width patio, a perfect sheltered spot for entertaining, with further raised terraces above, allowing a great place to relax and enjoy the lovely views of the English Channel.







**Travel Information**

13.2 miles from Fishbourne to Portsmouth Ferry Terminal  
 14.8 miles from East Cowes to Southampton Ferry Terminal  
 19.2 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**

Ventnor Tennis Club, Ventnor	1.2 miles
Ventnor Golf Club, Ventnor	1.2 miles
1Leisure The Heights, Sandown	6.7 miles
Rew Valley Sports Centre, Ventnor	1.5 miles

**Healthcare**

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(11.5 miles) 01983 822099

**Education**

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449
Godshill County Primary School, Godshill	01983 840246

Secondary Schools/Colleges	
Island Free School, Ventnor	01983 857641
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 Catherines, Grove Road, Ventnor	01983 852722

**Entertainment**

The Buddle Inn, Niton  
 White Horse, Whitwell  
 White Lion, Niton  
 The Hambrough, Ventnor  
 The Royal Hotel Ventnor  
 The Crab Shed, Ventnor  
 The Hillside, Ventnor  
 The Met, Esplanade, Ventnor  
 The Spyglass Inn, Esplanade, Ventnor

These bars and restaurants are available within a 4-mile(10 minute) radius of this home

**Local Attractions / Landmarks**

Ventnor Botanic Gardens – Ventnor  
 St Catherine's Lighthouse, Niton  
 Hoy Monument – Whitwell  
 St Catherine's Oratory – Blackgang  
 Alum Bay Theme Park, Totland Bay  
 National Trust – Ventnor Downs, Ventnor  
 Appuldurcombe House – Wroxall  
 Isle of Wight Donkey Sanctuary, Wroxall  
 Model Village – Godshill  
 Shanklin Chine & Old Village - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Blackgang Chine – Blackgang  
 Isle of Wight Pearl Centre - Chale



### GROUND FLOOR

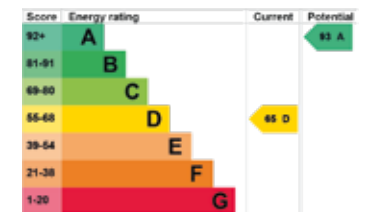
Annex Living / Kitchen Area	19'8 max x 17'10 max
Annex Shower Room	11'6 x 4'6
Annex Bedroom	18'4 x 11'
Store Room	
Garage	23'3 x 11'
Store	

### FIRST FLOOR

Entrance Hallway	
Sitting Area	18'10 x 18'7
Dining Area	12'8 x 11'1
Kitchen	11'4 x 10'3
Balcony	
Bedroom 3	9'4 x 8'6
Shower Room	8' x 6'6
Bedroom 2	13'1 x 10'3
En-Suite Bathroom	
Bedroom 1	13'1 x 12'9

### OUTSIDE

Front Garden  
Driveway 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 © 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

