



Sunrise Villa  
Shore Road | Bonchurch | Isle of Wight | PO38 1RF

FINE & COUNTRY

# Seller Insight

“ From the moment we saw this house we knew we wanted it. To be able to have such wonderful views from every single window is completely unique.

*We love how light and spacious it feels throughout, even on a cloudy day. We will sorely miss this home but its time for a new family to enjoy it.\**



\* 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

## Sunrise Villa

This impressive, four-bedroom property in the quaint coastal village of Bonchurch is situated in an elevated position, set back from the road, affording stunning views of both the sea and countryside.

It makes a lovely first impression upon approach, with the attractive, stone walled front garden exhibiting a nautical theme, and with numerous palm trees, decorative shutters and the façade finished in white the combined effect is evocative of a Mediterranean villa. This is no coincidence; every detail throughout this home and garden has been meticulously designed by the current owners to create the impression of a continental villa, supported by the fact that this part of the island has its own microclimate and experiences warmer temperatures than the rest of the UK.

Due to its unique design and with minimal room furnishings, all of the rooms are bright, spacious and open. Attractive and enduring hard flooring flows throughout, in various styles and materials, in keeping with the Mediterranean theme, which continues with the architraves adorned with decorative mouldings, making them the feature of every room. There are three good sized reception rooms, currently operating as a lounge, dining room and study respectively, all boasting exceptional views over either rolling hills, the English Channel or in some cases, both! The sizeable kitchen boasts a dual fuel range cooker plus an adjoining utility room. Also on this floor is the family bathroom with a full-sized bathtub.

The first floor offers flexible accommodation which can be operated as four family bedrooms or alternatively, with the clever inclusion of a fire door, can be separated, with one part becoming a self-contained, two-bedroom annexe with its own external access, shower room and kitchenette. The main bedroom features integrated storage cupboards and a walk-in wardrobe, as well as boasting stunning sea views, which the second bedroom also benefits from. There's a lovely shower room here with a double shower cubicle. In the potential annexe are two further double bedrooms, both enjoying sea and rural views respectively and another shower room. The kitchenette benefits from patio doors leading onto a gorgeous sun terrace with far reaching sea views, absolutely ideal for alfresco dining. Additionally, there's another external door leading to the rear garden.

Outside is a garage with workshop, plus parking down a private track to the side of the property. The garden wraps around the property with the front mostly laid to lawn, with some pretty plants at the borders and several palm trees. At the rear are two delightful outbuildings; a summer house and a glass house, both providing flexible uses. There's a large, paved patio as well as a gravelled seating area plus the decking area which leads from the annex kitchenette.







### Travel Information

13 miles from Fishbourne to Portsmouth Ferry Terminal  
 14.9 miles from East Cowes to Southampton Ferry Terminal  
 20.5 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

Ventnor Tennis Club, Ventnor	0.6 miles
Ventnor Golf Club, Ventnor	1.8 miles
1Leisure The Heights, Sandown	5.7 miles
Rew Valley Sports Centre, Ventnor	1.7 miles

### Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Practice, Shanklin	01983 862000
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	12.1 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
Godshell County Primary School, Godshell	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

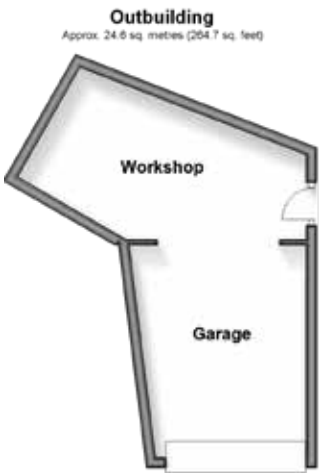
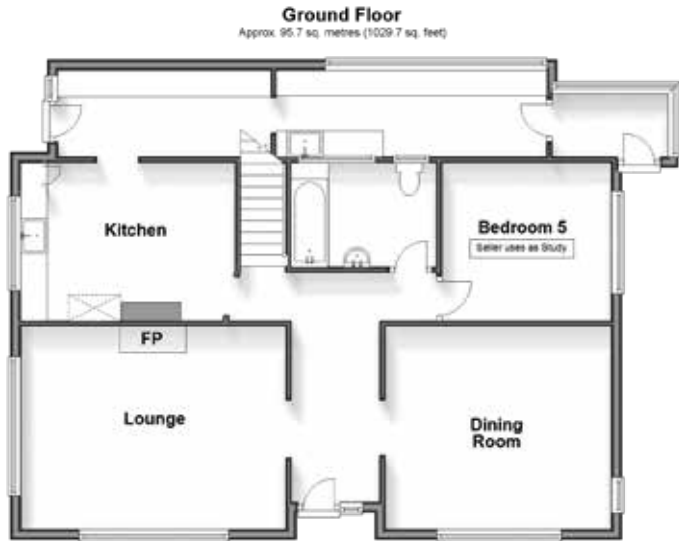
### Entertainment

Bonchurch Inn, Bonchurch  
 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 6-mile 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 – Godshell  
 Shanklin Chine & Old Village – Shanklin  
 The Wildheart Animal Sanctuary – Sandown  
 Blackgang Chine – Blackgang  
 Isle of Wight Pearl Centre – Chale



**GROUND FLOOR**

Entrance Hallway	
Lounge	16'5 x 12'9
Dining Room	13'11 x 12'7
Study / Bedroom 5	10'5 x 9'9
Bathroom	
Kitchen	13'3 x 9'7
Pantry	13'3 x 5'10
Utility Room	16'8 x 5'5
Rear Porch	

**FIRST FLOOR**

Landing	
Bedroom 1	14' x 13'9
Bedroom 2	13'10 x 9'7
Family Shower Room	
Kitchenette	9'5 x 9'3
Shower Room	
Bedroom 3	13'5 x 11'3
Bedroom 4	11'3 x 11'

**OUTSIDE**

- Front Garden
- Parking
- Garage
- Workshop
- Rear Garden
- Summer House
- Glass House



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

