

Silver Birches Moor Lane | Brighstone | Newport | Isle of Wight | PO30 4DL



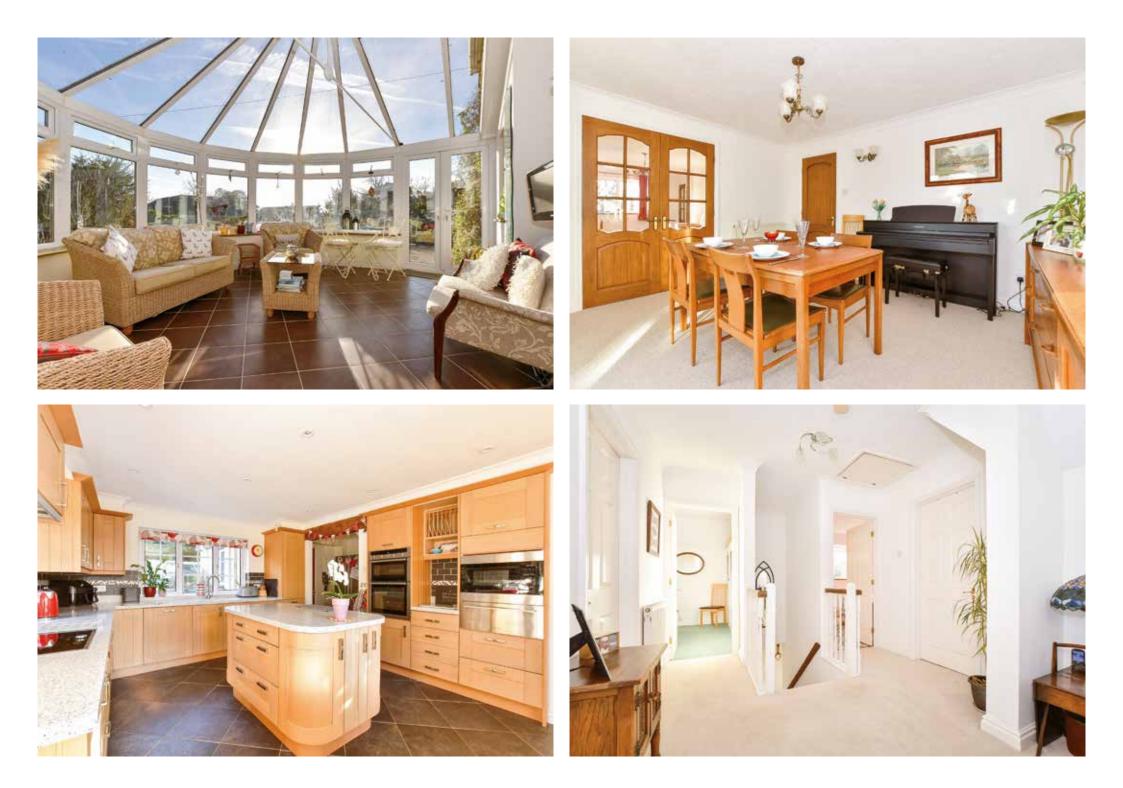
Seller Insight

We bought this house twenty-five years ago and it has been a labour of love. Over the years we have completely transformed it, adding a first-floor extension, our lovely conservatory and the huge garage. We have brought the same level of hard work and dedication to the garden and have worked tirelessly to make it the wonderful oasis it is today. The location is ideal, being so peaceful whilst at the same time, it's only a five minute walk to the village shop.

We love the view of the downs behind, and that we can occasionally catch a glimpse of the sea! We have raised our family here and created some wonderful memories. Those children have now flown the nest and have children of their own, which is why we now need to leave our beloved home - it will be a huge wrench, but we are excited to start this new chapter and for another family to enjoy this special place.*



* 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 Silver Birches

This immaculate, four-bedroom property, set far back from the quiet lane its located on, is situated in a highly sought after village in the largely unspoilt west of the island. It makes for an impressive approach, with a long, private, paved driveway edging the huge, south facing front garden that's screened from neighbouring properties by beautiful, mature trees. This impressive frontage is the ideal setting for entertaining in the summer months, with a large patio accessed from the conservatory, a hot tub and pretty features such as the Victorian style lamppost and water feature, all with the stunning rural views as the backdrop.

The inside of the home continues to impress, with original parquet flooring and an attractive log burning stove in the sitting room. Leading from the sitting room via double doors is a good-sized dining room that leads via French doors to a spacious conservatory that benefits from underfloor heating – throw open both sets of double doors and as with the exterior, you've got an ideal space for entertaining. The kitchen boasts modern, integrated appliances, including a double fan oven, microwave and an induction hob as well as gorgeous stone effect acrylic countertops and an island focal point. Conveniently adjoining the kitchen there's a utility room and next to that is a cloakroom.

To the first floor there are four bedrooms, with the principal enjoying an ensuite with a newly appointed, level entry double shower. The remaining double bedrooms both boast integrated storage and dual aspect windows, one with a pleasant outlook across the lovely garden and the other with far reaching views of rolling, green fields. Additionally on this floor, there's a single bedroom and of course the family bathroom, plus there's a larger than average landing which provides some valuable extra space.

At the rear of the property is a smaller garden filled with lovely mature plants plus a greenhouse. And easily accessed through the rear door is an impressive double garage, built to a high specification, providing scope for conversion, subject to planning and currently providing ample space for two vehicles plus storage or even a workshop area.









Travel Information

12 miles from Fishbourne to Portsmouth Ferry Terminal 12 miles from West Cowes to Southampton Ferry Terminal 7.5 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

Freshwater Bay Golf Club, Freshwater5.8 milesYarmouth Sailing Club, Yarmouth7.5 milesWest Wight Sports & Community Centre, Freshwater7.2 miles

Healthcare

Doctors Surgeries Brookside Health Centre, Freshwater South Wight Medical Practice, Niton Ventnor Medical Centre, Ventnor

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

Education

01983758998

01983730257

01983852787

(8.7 miles) 01983 822099 Primary Schools Freshwater & Yarmouth C of E Primary School, Freshwater Shalfleet C of E Primary School, Shalfleet Brighstone C of E Primary School, Brighstone Carisbrooke C of E Primary School, Newport Chillerton & Rookley Primary School, Chillerton –

Secondary Schools/Colleges The Island Free School, Ventnor 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 760345 01983 760269 01983 740285 01983 522348 01983 721207

01983 857641 01983 524651 01983 537 070 01983 861 222 01983 562229 01983 522886

01982 526631

01983 522 917 01983 524 634 01983 852722

Entertainment

Restaurants / Bars Three Bishops, Brighstone The Crown Inn, Shorwell Blacksmith Arms, Calbourne The Sun Inn, Calbourne The White Horse, Whitwell The Cow, Tapnell Wight Mouse Inn, Chale The New Inn, Shalfleet Horse & Groom, Ningwood

These bars and restaurants are available within a 15-minute radius of this home

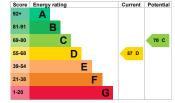
Local Attractions / Landmarks

St Catherine's Lighthouse – Niton Blackgang Chine – Blackgang St Catherine's Oratory – Chale The Needles Pleasure Park – Alum Bay Model Village – Godshill Appuldurcombe House - Wroxall Donkey Sanctuary – Wroxall Isle of Wight Pearl Centre - Chale The Wildheart Animal Sanctuary - Sandown Carisbrooke Castle – Carisbrooke Monkey Haven Primate Rescue Centre – Newport



GROUND FLOOR

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Entrance Hallway Kitchen / Breakfast Rc Utility Room Inner Lobby	om		17'6> 8'9 x (.1
Cloakroom Sitting Room Dining Room Conservatory			17'6> 12'10 17'6>) x 11	'4
FIRST FLOOR					
Landing Bedroom 1			13'5>	< 13'2)
En-Suite Shower Roon Bedroom 2 Bedroom 3 Bedroom 4 Bathroom	n		15'3> 15'2> 10'2>	< 9'	,
OUTSIDE Front Garden Driveway Parking Detached Double Gar Rear Garden	age		25'11 x 2	0'11	
	Score 92+	Energy rating		Current	Poten
	92+ 81-91	AB			
	69-80	C			70
	55-68		D	57 D	



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 © 2025 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 14.10.2025



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