



Silver Birches

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

FINE & COUNTRY



# 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

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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, Freshwater	5.8 miles
Yarmouth Sailing Club, Yarmouth	7.5 miles
West Wight Sports & Community Centre, Freshwater	7.2 miles

**Healthcare**

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(8.7 miles) 01983 822099

**Education**

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	01983 857641
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  
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

Entrance Hallway	
Kitchen / Breakfast Room	17'6 x 11'11
Utility Room	8'9 x 6'10
Inner Lobby	
Cloakroom	
Sitting Room	17'6 x 13'5
Dining Room	12'10 x 11'4
Conservatory	17'6 x 17'6

## FIRST FLOOR

Landing	
Bedroom 1	13'5 x 13'2
En-Suite Shower Room	
Bedroom 2	15'3 x 10'7
Bedroom 3	15'2 x 9'
Bedroom 4	10'2 x 7'5
Bathroom	

## OUTSIDE

Front Garden	
Driveway Parking	
Detached Double Garage	25'11 x 20'11
Rear Garden	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F  
Tenure: Freehold

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