



Glenside
The Pitts | Bonchurch | Ventnor | Isle of Wight | PO38 1NT

FINE & COUNTRY

Seller Insight

“After 9 years on the Island we decided the Ventnor area, especially Bonchurch, was the place we wanted to be, we were looking for a perfect retreat in an area renowned for its beautiful, sheltered bay and impressive country walks. Our selected home certainly fulfilled our wishes! Due to our family's needs, we did modify the existing layout, adding two further double bedrooms, one with an en-suite and both enjoying views over the English Channel. We also had space to create a family bathroom, ideal for our grandchildren when they visit for a break away from the rat race.”



* 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

Glenside

This impressive, four-bedroom property in the quaint coastal village of Bonchurch is situated in an elevated position, in a very desirable road of individual homes, affording views of the English Channel, framed by ancient trees.

This much improved home has been finished to a very high specification and this, as well as the superb location, can really be appreciated both inside and out. First impressions count and this gorgeous entrance hallway really packs a punch with a stunning, oak stairwell perfectly complimented by the flooring.

One of the most striking features of this house is that it is filled with light throughout due to the many large, south facing windows. The main living areas have been appropriately assigned to the south side of the property, meaning that they enjoy maximum sunlight and are subsequently bathed in light, and of course making them a place to enjoy the views. From the dining room the French doors can be thrown open onto a decked terrace, creating a lovely spot outside for taking in the view. The sitting room boasts two large windows that span the majority of the south wall that creates the illusion of a seamless transition between the inside and out.

The kitchen is fully equipped with all modern appliances, including gas hob and electric oven, plus there's conveniently an adjoining utility room with space for a freezer and tumble dryer. There are two double bedrooms on this floor, one of which also benefiting from the lovely views, as well as a contemporary shower room.

At the top of the beautiful stairs is a beautiful gallery landing that's bathed in light from the large window as well as fabulous skylight. There are two double bedrooms on the first floor, both with windows facing the view and benefitting from built in storage in the eaves, as does the impressive landing. There's a lovely family bathroom with bathtub, as well as an ensuite shower room to the principal bedroom that boasts a fantastic double, level entry shower.

Outside, the south-facing garden is pretty low maintenance with some mature plants and a huge swath of decking sweeping across the entire length of the garden, as well as a charming firepit; the ideal place to cosy up at night for some star gazing. The remainder of the garden wraps around the sides of the property to the front access road, where you'll find a driveway and integrated garage.







Travel Information

13.3 miles from Fishbourne to Portsmouth Ferry Terminal
15.3 miles from East Cowes to Southampton Ferry Terminal
21 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor	0.9 miles
Ventnor Golf Club, Ventnor	2.1 miles
1Leisure The Heights, Sandown	5 miles
Rew Valley Sports Centre, Ventnor	2 miles

Healthcare

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

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(12.4 miles) 01983 822099

Education

Primary Schools	
Godshill Primary School, Godshill	01983 840246
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

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
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

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

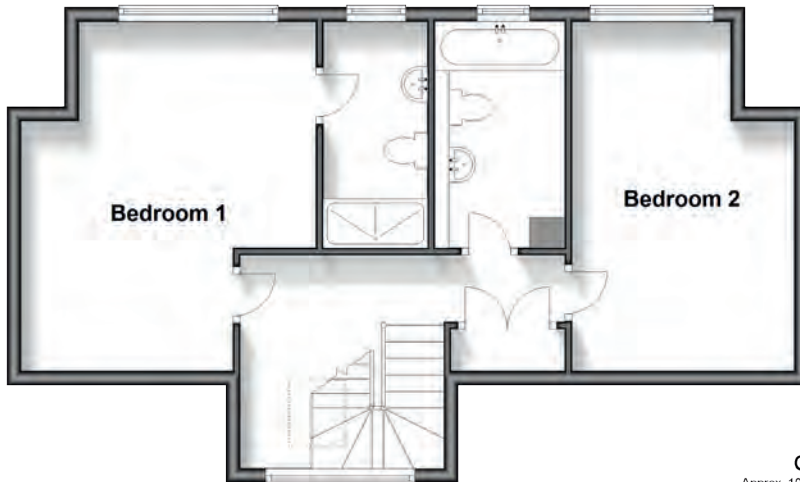
These bars and restaurants are available within a 15-minute radius of this home

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
Donkey Sanctuary – Wroxall
Model Village – Godshill
The Wildheart Animal Sanctuary - Sandown
Blackgang Chine – Blackgang
Isle of Wight Pearl Centre - Chale

First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Ground Floor

Approx. 107.4 sq. metres (1156.0 sq. feet)



GROUND FLOOR

Entrance Hallway
Shower Room
Kitchen 13' x 10'4"
Utility Room 8' x 4'1"
Dining Room 11'10 x 8'
Lounge 22' x 12'9"
Bedroom 3 13'9 x 12'9"
Bedroom 4 12' x 9'11"

FIRST FLOOR

Landing
Bedroom 1 16'4 x 13'9"
En-Suite Shower Room
Bathroom
Bedroom 2 16'4 x 10'4"

OUTSIDE

Front Garden
Driveway
Garage
Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D
Tenure: Freehold

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