



Quintons

Southford Lane | Whitwell | Ventnor | Isle of Wight | PO38 2QJ

FINE & COUNTRY



# Seller Insight



*We have lived in Quintons for over forty years – which is a testament to what a happy and comfortable home Quintons is.*

*We always felt that this cottage was and remains a great haven away from the hustle and bustle of chaotic normality but although nestling in the countryside, has the added bonus of being only a ten minute drive to Shanklin or Ventnor and is only just 15 minutes away from Newport. So, for us very central as well as being 'away from it all'.*

*The children called Quintons a Tardis as it has so many rooms, entrances and exits.*

*We had many lovely summers in the very sunny and happy cottage, and we will really miss living in such a wonderful cottage full of warmth.”\**

\* 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

## Quintons

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This quaint character cottage dating back to the 1700's is located on the fringe of an area of outstanding natural beauty with open fields and rolling hills enveloping the property. The home has benefitted from various extensions over its lifetime, creating spacious ground floor accommodation, with versatile use and two bedrooms to the first floor, enjoying rural views.

On entering the home through its pitched roof front porch, this leads into a delightful sitting room with an open fireplace, exposed stone work and deep sill cottage window overlooking the front garden. From here an original latch door leads into a large lobby area, which could serve as a perfect library or quiet sitting area. Adjacent to this is a modern white bathroom, ideal should a new owner require ground floor bedrooms. A small study leads off the other side of the lobby, provided with natural light from a velux window.

A triple aspect dining room, fitted with attractive stained glass windows facing south, provides extensive natural light, differing in colours from the ornate stained glass. This room has doors leading out to the garden and also through to the spacious conservatory with its tiled flooring. From here you enjoy views across the gardens.

A large utility room allows a wealth of space for utilities and could be created into a superb kitchen diner for new owners, subject to planning permission and requirements.

Separating the current kitchen from the large utility room is another large ground floor room, used originally as a home office, but with potential as a double bedroom if required. The kitchen has an array of fitted cupboards with space for a freestanding cooker, under counter fridge and dishwasher.

The first-floor accommodation comprises two bedrooms, one of which is a spacious double with lots of fitted wardrobes and drawer units, as well as the addition of an over stairs cupboard. This bedroom enjoys a dual aspect overlooking the surrounding countryside. The second bedroom is currently laid out as a single bedroom, due to the extensive fitted wardrobes, however, could easily be expanded by removing some of the fitted storage.

At the rear of the property is a detached outbuilding which has been fitted with both a shower cubicle and separate toilet, as well as fitted wardrobes, a superb additional annex space if required.

The cottages formal gardens wrap around the property, to the front, side and rear, with a selection of sheds and additional outbuildings, an above ground pool and a hot tub, which could be available under separate negotiation.











**Travel Information**

10.6 miles from Fishbourne to Portsmouth Ferry Terminal  
12.3 miles from East Cowes to Southampton Ferry Terminal  
17.9 miles from Yarmouth to Lymington Ferry Terminal

**Leisure Clubs & Facilities**

1Leisure The Heights, Sandown	7.6 miles
Sandown & Shanklin Golf Club, Sandown	8.2 miles
Rookley Country Park Fishing, Rookley	3.9 miles
Newport Cricket Club, Newport	6 miles

**Healthcare**

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8.2 miles (01983 822099)

**Education**

Primary Schools  
Godshill Primary School, Godshill  
Rookley & Chillerton Primary School, Chillerton  
Gatten & Lake Primary School, Shanklin  
St Blasius C of E Primary School, Shanklin  
The Bay School Primary, Sandown  
Newchurch Primary School, Newchurch

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**

Restaurants / Bars  
The Taverners, Godshill  
Griffin, Godshill  
The Fighting Cocks, Arreton  
Chequers Inn, Rookley  
The Pointer Inn, Newchurch  
The White Horse, Whitwell  
The White Lion, Niton  
The Budle Inn, Niton  
Dairyman's Daughter, Arreton

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

**Local Attractions / Landmarks**

Model Village – Godshill  
Appuldurcombe House - Wroxall  
Bembridge Windmill - Bembridge  
Donkey Sanctuary - Wroxall  
The Wildheart Animal Sanctuary - Sandown  
Garlic Farm - Newchurch  
Carisbrooke Castle – Carisbrooke  
Monkey Haven Primate Rescue Centre – Newport  
Butterfly World – Newport  
Amazon World Zoo – Newchurch

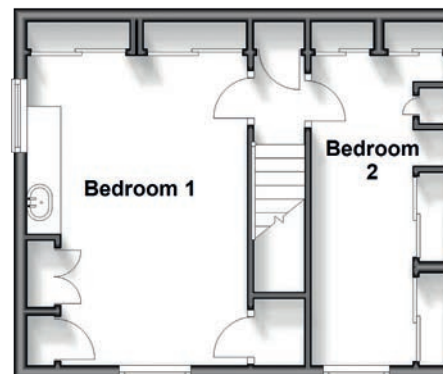
### Split Level Ground Floor

Approx. 101.9 sq. metres (1096.5 sq. feet)



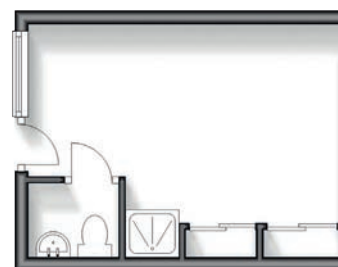
### First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



### Outbuilding

Approx. 16.0 sq. metres (171.8 sq. feet)



### GROUND FLOOR

Entrance Hallway	16'3 x 13'4
Lounge	15' x 6'9
Kitchen	13'10 x 8'4
Bedroom 3	19' x 9'6
Utility Room	12'8 x 9'6
Conservatory	12'2 x 11'1
Dining Room	8' x 6'10
Study	10'3 x 7'
Snug	6'9 x 6'4
Bathroom	

### FIRST FLOOR

Landing	
Bedroom 1	14'10 x 10'11
Bedroom 2	14' x 7'2

### OUTBUILDING

Living Area	15'2 x 9'2
Cloakroom	

### OUTSIDE

Front Garden  
Rear Garden  
Driveway Parking

Council Tax Band: D  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G	14 G	

Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

