



17 Strathwell Crescent  
Whitwell | Ventnor | Isle of Wight | PO38 2QZ

FINE & COUNTRY



# Seller Insight

“Strathwell House has enabled us to enjoy being in the heart of Whitwell village's vibrant community whilst nestled in a quiet rural plot that affords far reaching views of the surrounding downs. It has been a great home that was designed to be sociable and in which to host and entertain our family and friends.

Our historic village pub The White Horse Inn, is a couple of minutes' walk away and is popular with visitors and locals alike. It has been a great place to make new friends and to socialise.

The neighbouring village of Niton has all the facilities we need day to day and is but a two-minute drive from Whitwell or an easy 20-minute walk away. Ventnor is our nearest town and has some great restaurants and pubs offering a wide range of cuisines. The town also offers a variety of locally owned independent shops that we love to support.

The footpaths and bridleways that criss-cross the village enable us to access the nearby cliff paths and to walk up to the surrounding downland where we enjoy spectacular island wide views when walking our friendly dog. Being close to the island's southern Jurassic coastline stretching from Sandown to Freshwater means that living in Whitwell we enjoy easy access to some fantastic beaches.

Living on an island that has a tourism focus means that we and our visitors have a host of exciting and interesting activities to enjoy.”\*

\* 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

## 17 Strathwell Crescent

Nestled in the heart of Whitwell, a charming and community-oriented village on the south of the Isle of Wight, Strathwell House is an architectural gem discreetly positioned within a secluded half-acre plot. Completed in August 2022, this stunning home was designed by acclaimed RIBA award-winning architect Lincoln Miles, known for his appearances on Channel 4's *Grand Designs*. In collaboration with the current owners and local builder Richard Dowers, the property reflects a bespoke vision that blends contemporary open-plan living with a wonderful connection to the open fields that sit beyond the home.

From the moment you arrive, the property impresses with its understated cedar-clad exterior, which conceals approximately 3,000 sq. ft. of meticulously designed living space. A private gated entrance opens onto a gravel driveway, offering ample parking and access to the detached double garage, complete with power, and an electric door. The thoughtful design fully embraces the plot's gently sloping topography, resulting in a unique layout that maximizes natural light and sweeping countryside views.

Inside, luxury and practicality unite in perfect harmony. The spacious open-plan living and dining area flows seamlessly into a high-specification kitchen featuring top-brand appliances, including Neff double ovens, a microwave, and a coffee machine. A built-in Airforce induction hob with an integrated rising extractor and high-end finishes ensures this kitchen is as functional as it is stylish. Adjacent to the kitchen is a useful utility room, with a large plant room and separate cloakroom. Floor-to-ceiling sliding doors from the spacious dining area open onto a paved terrace, with a heated infinity pool at its center—a true highlight for entertaining or simply enjoying on peaceful summer days.

The property offers three beautifully appointed bedroom suites, each with its own character and purpose. Two ground-floor guest bedrooms feature en-suite shower rooms and access to private courtyards, ensuring privacy and comfort for visitors. The principal suite, elevated at the rear of the home, includes a luxurious en-suite bathroom, a large dressing room, and a stunning wall of windows that create a floating-in-the-trees effect, making it the perfect retreat to unwind and take in the local wildlife.

The lower ground floor is a versatile space with its own entrance and shower room, making it ideal for use as a self-contained annex, home office, or additional living area. Currently fitted with a bar area, for entertaining and use as a games room, this area has been cleverly designed to allow for easy conversion into separate accommodation if desired. Throughout the property, underfloor heating powered by an air-source heat pump ensures comfort, while discreet internal blinds, LED lighting, and thoughtfully positioned external power sockets enhance convenience and style.

The outdoor space is equally impressive. The terraced rear garden offers a peaceful escape, bordered by a neighboring equestrian paddock and a brook. A beautifully landscaped path leads down through lawned areas, vegetable beds, and a polytunnel to a serene nature pool that integrates with the surrounding environment. The attenuation pond adds a functional and ecological benefit in its design, located at the rear of the plot.











**Travel Information**

11 miles from Fishbourne to Portsmouth Ferry Terminal  
13.1 miles from East Cowes to Southampton Ferry Terminal  
16.7 miles from Yarmouth to Lymington Ferry Terminal

**Leisure Clubs & Facilities**

|  |           |
|--|-----------|
| Ventnor Rugby & Football Club, Ventnor | 1.9 miles |
| 1Leisure The Heights, Sandown          | 8.4 miles |
| Sandown & Shanklin Golf Club, Sandown  | 9 miles   |
| Rookley Country Park Fishing, Rookley  | 4.7 miles |
| Newport Cricket Club, Newport          | 6.9 miles |

**Healthcare**

|  |              |
|--|--------------|
| Doctors Surgeries                      |              |
| Ventnor Medical Practice, Ventnor      | 01983 857288 |
| South Wight Mecical Practice, Niton    | 01983 730257 |
| South Wight Medical Practice, Godshill | 01983 840625 |
| The Bay Medical Centre, Shanklin       | 01983 862000 |

|   |                             |
|---|-----------------------------|
| General Hospitals                           |                             |
| St Mary's Hospital, Parkhurst Ryde, Newport | (9.1 miles)<br>01983 822099 |

**Education**

Primary Schools  
Godshill County Primary School, Godshill  
Rookley & Chillerton Primary School, Chillerton  
Gatten & Lake Primary School, Shanklin  
St Blasius C of E Primary School, Shanklin  
Wroxall Primary School, Wroxall  
Niton Primary School, Niton  
Newchurch Primary School, Newchurch

Secondary Schools/Colleges  
The Island Free School, Ventnor  
The Bay CE School, Sandown  
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   | 01983 522 917 |
| St. Georges, Watergate Road, Newport | 01983 524 634 |
| St. Catherine's, Grove Road, Ventnor | 01983 852722  |

01983 840246  
01983 721207  
01983 869910  
01983 862444  
01983 852290  
01983 730209  
01983 865210

01983 857641  
01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01983 562229  
01983 522886  
01982 526631

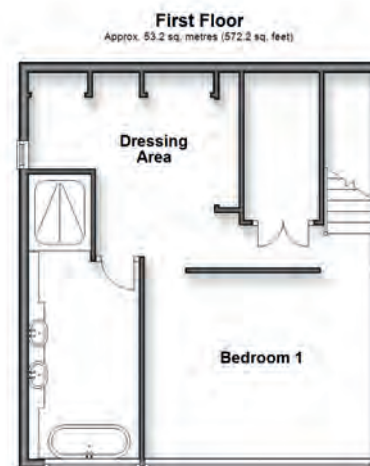
**Entertainment**

Restaurants / Bars  
The White Lion, Niton  
The Budle Inn, Niton  
Smoking Lobster, Ventnor  
The Hambrough Restaurant & Bar Rooms, Ventnor  
The Mill Bay, Ventnor  
Bonchurch Inn, Bonchurch  
The Taverners, Godshill  
Griffin, Godshill  
The White Horse, Whitwell  
Smokin' Jacks, Wroxall

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

**Local Attractions / Landmarks**

Model Village – Godshill  
Appuldurcombe House - Wroxall  
Donkey Sanctuary - Wroxall  
Ventnor Botanic Gardens – Ventnor  
St Catherine's Lighthouse - Niton  
Hoy Monument – Whitwell  
St Catherine's Oratory - Blackgang  
National Trust – Ventnor Downs, Ventnor  
The Wildheart Animal Sanctuary - Sandown  
Garlic Farm - Newchurch  
Carisbrooke Castle – Carisbrooke  
Monkey Haven Primate Rescue Centre – Newport  
Butterfly World – Newport  
Amazon World Zoo – Newchurch



## GROUND FLOOR

|                          |              |
|--------------------------|--------------|
| Entrance Hall            |              |
| Kitchen / Dining Area    | 23'6 x 20'10 |
| Utility Room             |              |
| Cloakroom                |              |
| Boiler Room              |              |
| Lounge                   | 29'3 x 22'8  |
| Bedroom 3                | 13' x 12'5   |
| En-Suite Shower Room     |              |
| Bedroom 2                | 16'2 x 14'8  |
| En-Suite Shower Room     |              |
| Games Room / Living Room | 25'5 x 22'8  |
| Shower Room              |              |

## FIRST FLOOR

|                   |              |
|-------------------|--------------|
| Landing           |              |
| Bedroom 1         | 15'3 x 11'10 |
| En-Suite Bathroom |              |
| Dressing Area     | 14'5 x 13'3  |

## OUTSIDE

Garage  
Gated Driveway  
Terrace  
Garden  
Swimming Pool

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Council Tax Band: G  
Tenure: Freehold

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