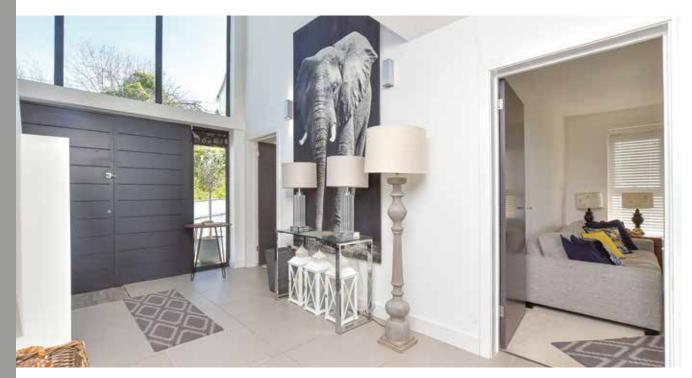


Overbrae Main Road | Havenstreet | Ryde | Isle of Wight | PO33 4DH



Seller Insight

We love that the house is filled with light, it is airy and openplan with so many different spaces to sit or entertain. We can throw open the doors and enjoy nature around us but still be 10 minutes from the local town and stunning beaches.*





^{*} 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

Overbrae

This exquisite five-bedroom detached residence is nestled in the idyllic village of Havenstreet, offering an unparalleled fusion of contemporary sophistication and rural serenity. Boasting an expansive and thoughtfully designed layout, this exceptional home enjoys a privileged position backing onto open countryside and woodland, affording breathtaking vistas and an ambiance of absolute tranquility. Immaculately presented, the property is perfectly suited to discerning buyers seeking an elegant and private retreat.

A grand entrance hallway, bathed in natural light, sets an opulent tone upon arrival. Underfloor heating beneath luxurious tiled flooring, and a bespoke under-stairs storage solution enhance the refined aesthetic. The well-appointed sitting room provides modern comfort, featuring a striking recessed log storage area and an exquisite built-in feature log fire. Oversized double-glazed doors seamlessly connect this sophisticated space to the sunroom, where bi-fold doors open onto the secluded gardens, creating a seamless indoor-outdoor living experience.

At the heart of the home lies a state-of-the-art Nolte kitchen, thoughtfully designed to cater to both intimate family gatherings and grand entertaining. A stunning central island takes centre stage, complemented by bespoke fitted cabinetry, twin Neff ovens, and a sleek five-ring ceramic hob. A designer sink and drainer with a premium mixer tap, alongside an integrated dishwasher, exemplify the seamless blend of function and style. The adjoining dining area, bathed in natural light, offers a refined setting for culinary indulgence.

A well-appointed utility room provides extensive storage, dedicated laundry facilities and the heating and hot water system for the property. The room is finished with sophisticated tiled flooring and enjoys direct access to both the manicured gardens and the integral garage. A versatile playroom or additional reception space currently used as a extensive walk in pantry, with bespoke recessed storage and underfloor heating, enhances the home's adaptability.

The grand sitting room is an impressive yet inviting space, featuring floor-to-ceiling patio doors that frame enchanting garden views. Underfloor heating and seamless connectivity to the sunroom via connecting glass doors, elevate the sense of grandeur. A well-proportioned guest suite on the ground floor complemented by an elegantly styled shower room, situated just across the hall, complete with a walk-in shower, is perfect for visitors.

Ascending to the first floor, an opulent landing serves as an additional living or study space, with French doors leading to a magnificent balcony that captures breathtaking panoramas of the surrounding landscape. The principal bedroom suite epitomises luxury, featuring a private dressing area with bespoke fitted wardrobes and generous eaves storage. The indulgent en-suite bathroom boasts a freestanding bath, an oversized walk-in shower enclosure and dual designer sinks. The additional bedrooms are equally well-appointed, with one enjoying private access to a separate WC. An attractive family bathroom completes the upper level, offering a bath with a rainfall shower, premium vanity storage, and contemporary tiling.

Externally, the wraparound gardens provide a tranquil oasis, featuring mature trees, sculpted borders, and an expansive terrace ideal for entertaining. A separate, fully equipped studio enhances the property's versatility, offering a chic kitchen/lounge area, additional rooms for a variety of uses, and a private decked seating area. A sweeping gravel driveway offers extensive off-road parking, leading to a secure garage with an up-and-over door.

Seamlessly combining refined elegance with contemporary rural living, this exceptional residence presents a rare opportunity to acquire an exquisite home in a private setting.

















Travel Information

1.8 miles from Fishbourne to Portsmouth Ferry Terminal 6.1 miles from East Cowes to Southampton Ferry Terminal 14.5 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Healthcare

Doctors Surgeries The Bay Medical Centre, Sandown – 01983 409292 St Helens Medical Centre, St Helens – 01983 871828 Ryde Esplanade Surgery, Ryde – 01983 618388 Tower House Surgery, Ryde – 01983 817200

General Hospitals St Mary's Hospital, Parkhurst Road, Newport – 6.9 miles (01983 822099)

Leisure Clubs & Facilities

Royal Victoria Yacht Club, Fishbourne
Ryde Golf Club, Ryde
2.2 miles
Leisure The Heights, Sandown
4.7 miles
Bembridge Sailing Club, Bembridge
7.3 miles

Education

Primary Schools
Haylands Primary School, Ryde
Oakfield Primary School, Ryde
Dover Park Primary School, Ryde
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
Newchurch Primary School, Newchurch
Nettlestone Primary School, Nettlestone
The Bay CE Primary School, Sandown

Secondary Schools/Colleges Ryde Academy, Ryde 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 St. Georges, Watergate Road, Newport St. Catherine's, Grove Road, Ventnor

Entertainment

01983 563372

01983 563732

01983 562617

01983 872668

01983 407217

01983 865210

01983 613171

01983 403284

01983 567331

01983 403284

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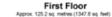
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Restaurants / Bars
The White Hart, Havenstreet
The Vine, St Helens
Baywatch on the Beach, St Helens
Solent View Bar & Kitchen, St Helens
Ganders Restaurants, St Helens
The Old Fort, Seaview
The Boathouse, Seaview
Little Fox's, Bembridge
Yarbridge Inn. Yarbridge

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

Local Attractions / Landmarks
St Helens Fort - The Solent
Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Dinosaur Isle - Sandown
Bembridge Fort - Culver Down
Amazon World Zoo - Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Quarr Abbey - Binstead

Garden Room Sitting Room Kitchen/Dining Area Snug FP Bedroom 5 Pantry Garage





GROUND FLOOR

Entrance Hallway	
Shower Room	7'8 x 4'
Bedroom 5	15'1 x 11'5
Snug	17'6 x 13'1
Garden Room	13'5 x 12'11
Sitting Room	25'2 x 13'5
Kitchen / Dining Area	24'4 x 17'6
Pantry	11'6 x 8'6
Utility Room	12'8 x 8'2

FIRST FLOOR

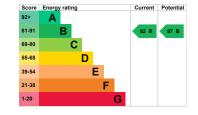
Landing	19' x 10'10
Balcony	
Bedroom 4	13'1 x 9'8
Family Bathroom	9'2 x 5'6
Bedroom 3	13' x 9'8
Bedroom 2	11'1 x 10'
En-Suite Cloakroom	
Bedroom 1	14'9 x 12'9
Dressing Area	10'5 x 7'4
En-Suite Bathroom	10'8 x 9'11

OUTSIDE

Extensive Driveway	
Integral Garage	20'7 x 13
Front Cardon	

Front Garden Rear Garden

> 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



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