



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

FINE & COUNTRY

Seller Insight



*We love that the house is filled with light, it is airy and open-plan 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 an 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	2.4 miles
Ryde Golf Club, Ryde	2.2 miles
1Leisure 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

01983 563372
01983 563732
01983 562617
01983 872668
01983 407217
01983 865210
01983 613171
01983 403284

01983 567331
01983 403284
01983 524651
01983 537070
01983 526523
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

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



GROUND FLOOR

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

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 Garden	
Rear Garden	



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

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