



Down House

10 Nodgham Lane | Newport | Isle of Wight | PO30 1NY

FINE & COUNTRY

Seller Insight



We bought this property to bring up our young family in 2001, and we have completely modernised it to become an exceptional family home.

It is located on the edge of the local village with easy access to the town, the schools and the local countryside on foot. In fact, the famous Tennyson trail is accessible from the corner of the parking area!

The views from the decked area are amongst the most panoramic on the Island and we have spent many happy hours entertaining our friends and family from it, as it captures the sun from morning until late afternoon.

*Nodgham Lane is a single track road full of individual houses where we have made many lifelong friends of the neighbours. It is a peaceful place to live due to the quiet nature of the road, which is only frequented by local traffic.**

* 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

Down House

Nestled in an elevated position above Carisbrooke, this stunning home boasts panoramic views of the historic Carisbrooke Castle and the surrounding countryside. Situated at the end of a shared driveway that serves just three executive homes, this property offers a private and peaceful setting, ensuring utmost privacy and tranquillity. The gated private driveway leads to an extensive parking area with ample space for numerous vehicles, in addition to access to an integral double garage, making this an ideal home for those who require both space and convenience.

Upon entering the property, a welcoming entrance hall greets you, with split-level steps providing access to both the ground and first floors. The ground floor accommodation offers an exceptional flow of light and space, perfect for family living and entertaining. The dual aspect sitting room is a highlight, with double doors opening out to an expansive raised deck that provides the perfect setting to admire the impressive views of the castle and the surrounding countryside. The sitting room seamlessly connects to the spacious kitchen-diner, which is equipped with a range of neutral wall and base units, complemented by contrasting black countertops. The kitchen features an integral Neff halogen hob with an additional wok gas burner, as well as a Neff double oven with hide-and-slide doors. There is an island perfect for seating, and double doors lead out to the raised deck, enhancing the flow of space and allowing for easy indoor-outdoor living.

Adjacent to the kitchen, the dining room is another generously sized room, offering delightful views of the castle and the picturesque countryside beyond. A rear lobby provides access to a well-appointed shower room, complete with a double shower enclosure, WC, and further access to the integral double garage, which has pedestrian doors at both the front and rear, as well as an electric up-and-over vehicle door. Completing the ground floor is a separate WC and a study, which could easily serve as a home office or additional living space.

The first floor is accessed via a galleried landing, which is filled with natural light from a large window, creating a bright and airy atmosphere. The principal bedroom is a dual-aspect double room, offering spectacular views over the castle and beyond. There is also a well-appointed family bathroom, featuring both a bath and a separate shower enclosure. Bedroom 4 is a smaller double room with fitted wardrobes and enjoys far-reaching views of the surrounding landscape. Bedroom 2 is spacious double room, with lovely views to the castle, while Bedroom 3 is a large dual-aspect room, providing wonderful views from multiple angles. The first floor is completed by a separate WC and wash basin.

Outside, the property boasts beautifully landscaped gardens, predominantly located to the front of the home to make the most of the views and aspect. The raised deck extends across the front of the property and leads down to well-maintained lawned gardens, which are bordered by mature shrubs and trees, adding privacy and enhancing the tranquil atmosphere.

This exceptional property offers the perfect blend of luxurious living, scenic views, and outstanding privacy, making it an ideal choice for those looking for an executive home in one of the Isle of Wight's most sought-after locations.







Travel Information

6.3 miles from Fishbourne to Portsmouth Ferry Terminal
6.9 miles from East Cowes to Southampton Ferry Terminal
9.5 miles from Yarmouth to Lymington Ferry Terminal

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

Leisure Clubs & Facilities

Newport Golf Club, Newport	2.5 miles
1Leisure Medina Centre, Newport	2.5 miles
Newport Cricket Club, Newport	2.2 miles
Lakeside Spa & Hotel, Wootton	5.4 miles

Healthcare

Doctors Surgeries	
Newport Health Centre, Newport	01983 522060
Carisbrooke Health Centre, Carisbrooke	01983 522150
The Dower House Surgery, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	2.4 miles 01983 822099

Education

Primary Schools
Hunnyhill Primary School, Newport
Newport C of E Primary School, Newport
Barton Primary School, Newport
St Thomas of Canterbury, Newport
Carisbrooke C of E Primary School, Newport
Nine Acres Primary School, Newport

Secondary Schools/Colleges
Carisbrooke College, Carisbrooke
Christ The King Upper College, Newport
Medina College, Newport
The Island VI Form Campus, Newport
Isle of Wight College, Newport
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Bay CE School, Sandown

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

01983 522506
01983 522826
01983 522469
01983 522747
01983 524348
01983 522984

01983 524651
01983 537 070
01983 861 222
01983 522886
01982 526631
01983 567331
01983 562229
01983 403284

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Blacksmith Arms, Calbourne
The Sun Inn, Calbourne
Bargemans Rest, Newport
Da Vinci Restaurant, Newport
Correo Lounge, Newport
Burrs, Newport
Hewitts Restaurant & Rooms, Newport
Valentinos, Carisbrooke
The Stag Inn, Newport

These bars and restaurants are available within a 10-minute radius of this home.

Local Attractions / Landmarks

Newport Quay – Newport
Roman Villa - Newport
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Wight Military & Heritage Museum - Newport
Amazon World Zoo – Newchurch
Quarr Abbey – Binstead
Osborne House – East Cowes



GROUND FLOOR

Entrance Hallway
Cloakroom
Study 9'5 x 8'5
Kitchen / Diner 12'1 x 10'11 plus 9'5 x 8'9
Sitting Room 18' x 12'2
Dining Room 11'11 x 11'7
Shower Room

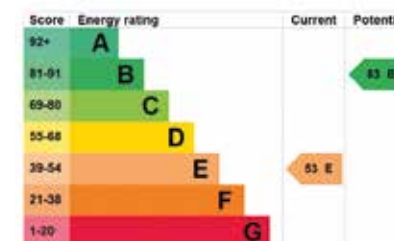
FIRST FLOOR

Landing
Bedroom 1 12'6 x 11'8
Cloakroom
Bedroom 3 11' x 9'1
Bedroom 4 12'4 x 12'1
Bedroom 2 14'10 x 9'2
Family Bathroom

OUTSIDE

Front Garden
Driveway Parking
Double Garage 18'1 x 16'6
Rear Garden

Council Tax Band: F
Tenure: Freehold



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