



7 Park Road
Shanklin | Isle of Wight | PO37 6AY

FINE & COUNTRY

Seller Insight

“Shanklin is a charming, traditional seaside holiday destination, steeped in history but with all the advantages of modern conveniences as well. This exquisite property overlooks 'Small Hope'; an unspoilt golden, sandy beach with pretty beach huts and cafés along the revetment, which leads to 'Hope beach', home to traditional seaside entertainments and several bars and restaurants overlooking the sea.

The location of this property benefits from the convenience of a local corner shop at the end of the road, as well as a variety of larger shops and supermarkets close by.

A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as the Victorian park 'Rylstone Gardens' and the beautiful natural landmark 'Shanklin Chine'. There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tea rooms.

Shanklin is also an ideal base for exploring what the rest of the island has to offer. There are no less than seven bus routes covering the whole of the island, as well as a train station with a line to Ryde pierhead.”*

* 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

7 Park Road

Commanding an elevated position on the coveted Park Road, this beautiful home is a triumph of exquisite restoration and contemporary refinement. The magnificent villa, extends to nearly 5,000 square feet, offers some of the finest uninterrupted views across the English Channel, embracing the timeless romance of coastal living with effortless modern sophistication.

Meticulously renovated by the current owners between 2021 and 2023, the villa retains the grandeur of its Victorian heritage—graceful cornicing, soaring ceilings, intricate herringbone flooring, and stately Victorian radiators—whilst introducing the luxuries of the present, including underfloor heating, double glazing, and bespoke finishes throughout. Every detail has been carefully curated to honour the property's history, while elevating it to a rarefied standard of modern comfort.

A sweeping gravel driveway sets a gracious tone on arrival, hinting at the exceptional lifestyle within. Beyond the newly constructed porch, a grand entrance hall welcomes with bamboo flooring and a palpable sense of space and light. The principal reception rooms flow seamlessly, offering an array of elegant, versatile spaces including a formal lounge, a refined sitting room, a private snug, and a cosy office. The kitchen is a masterpiece of design—anchored by a magnificent marble island, an Electric Fired AGA, and a suite of premium appliances—supported by a large, fully equipped utility room.

To the east, a breathtaking wraparound living space encompasses a piano room / dining area, and sunroom, framed by floor-to-ceiling glass that floods the interiors with natural light and unveils mesmerising sea vistas. Bi-fold doors lead directly onto the sun terrace and gardens, seamlessly blending indoor and outdoor living. A secondary kitchen, W/C, and internal access to the spacious garage and workshop offer remarkable flexibility, with potential for self-contained accommodation if desired.

Ascending the original Victorian staircase, the first floor continues the home's narrative of understated opulence. The principal suite is a sanctuary of luxury, complete with a vast dressing room, his and hers en-suites, and private balcony from which to savour endless views over Shanklin Bay. Two further sumptuous double bedrooms, each with their own en-suites and one with a dedicated dressing room, provide generous, beautifully appointed accommodation. An additional en-suite bedroom and a flexible space, both at first-fix stage, await completion to create further bespoke living areas, games rooms, or a private studio.

The villa's grounds offer a rare blend of privacy and breathtaking beauty. The rear garden, thoughtfully landscaped with manicured lawns and vibrant borders, spills out to the coastal path, creating a seamless extension of the villa's idyllic seaside setting. A sun terrace invites al fresco dining and sunset gatherings against the ever-changing backdrop of the Channel.

Just a short stroll from Shanklin's sandy beaches, the charming Old Village, and a convenient rail link to Ryde pier head, this detached home presents a unique opportunity to embrace the very best of island life. With easy access to London, renowned sailing waters, championship golf courses, and exceptional schools, this is more than a home—it is a coastal sanctuary for generations to come.







Travel Information

10 minute walk to Shanklin Train Station
(providing direct connection to Ryde Esplanade & Pier Head)

9 miles from Ryde High Speed Catamaran & Hover Travel
10.4 miles from Fishbourne to Portsmouth Ferry Terminal
13.2 miles from East Cowes to Southampton 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

Yaverland Sailing & Boat Club, Yaverland	3.5 miles
Sandown & Shanklin Golf Club, Sandown	2.5 miles
Shanklin Rowing Club, Shanklin	0.6 miles
1Leisure The Heights, Sandown	1.7 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(9.6 miles) 01983 822099

Education

Primary Schools
St Blasius C of E Primary School, Shanklin
Gatten & Lake Primary School, Shanklin
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown
Newchurch Primary School, Newchurch

Secondary Schools/Colleges
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 862444
01983 869910
01983 403284
01983 402403
01983 865210

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

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Pendletons, Shanklin Old Village
The Crab, Shanklin Old Village
The Village Inn, Shanklin Old Village
Pavarottis, Shanklin Old Village
The Steamer Inn, Shanklin Esplanade
Fisherman's Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Hideaway, Shanklin Cliff Path

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

Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village
Rylstone Gardens - Shanklin
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - 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
Approx. 271.4 sq. metres (2927.8 sq. feet)



GROUND FLOOR

Entrance Porch	
Hallway	
Cloakroom	
Laundry Room	13'6 max x 12'4
Snug	10'8 x 9'9
Office	9'9 x 7'10
Boiler Room	12'2 x 4'9
Lounge	14'7 x 12'8
Sitting Room	18'1 x 12'8
Sun Room	36' x 14'6 into bay
Dining Area	18'1 x 12'4
Kitchen	12'10 x 12'8
Utility Room	13'11 x 7'10

FIRST FLOOR

Landing	
Bedroom 1	16'8 into bay x 13'3
Dressing Room	13'9 x 13' into wardrobes
En-Suite Bathroom	9'7 x 9'1
Bedroom 3	13'1 into bay x 13'1
En-Suite Shower Room	
Balcony / Roof Terrace – access from bedroom 1 & 3	
Bedroom 2	13'4 x 13'2
En-Suite Shower Room	11' x 10'9
Dressing Area	11' x 4'2
Bedroom 4	12'10 x 7'4
Bedroom 5	

First Floor
Approx. 142.9 sq. metres (1537.2 sq. feet)



OUTSIDE

Driveway Parking	17'9 x 14'5
Garage	17'9 x 16'
Workshop	
Rear Garden	
Store Room	
Courtyard	

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

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

