

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



# 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."\*



<sup>\*</sup> 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 SurgeriesThe Bay Medical Centre, Sandown01983 409292The Bay Medical Centre, Shanklin01983 862000Ventnor Medical Centre, Ventnor01983 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
O1983 865210

Secondary Schools/Colleges
The Bay CE School, Sandown
O1983 403284
Carisbrooke College, Newport
O1983 524651
Christ The King Upper College, Newport
Medina College, Newport
O1983 861 222
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
O1983 522886
Isle of Wight College, Newport
O1982 526631

Learning Assisted Schools:Medina House, School Lane, Newport01983 522 917St. Georges, Watergate Road, Newport01983 524 634St. Catherine's, Grove Road, Ventnor01983 852722

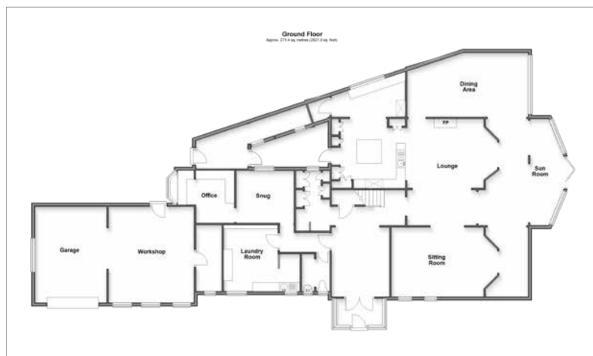
#### Entertainment

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**

Entrance Porch

Hallway

Cloakroom

Laundry Room

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

13'6 max x 12'4

 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

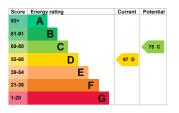
Bedroom 5

#### **OUTSIDE**

Driveway Parking

Garage 17'9 x 14'5 Workshop 17'9 x 16'

Rear Garden Store Room Courtyard Council Tax Band: G 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, RH121 RJ. Printed



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



