



23 Forest Road
Winford | Isle of Wight | PO36 0JY

FINE & COUNTRY

Seller Insight



Winford is a delightful place to live.

We have enjoyed the many country walks on our doorstep and are very fortunate to have lots of wildlife visiting our peaceful garden.

We are perfectly placed between Newport and the sunny beaches of Sandown and Shanklin, both reached within a 10 minute drive.

*There is a shop with a post office nearby and a very popular pub serving delicious food.**

* 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

23 Forest Road

Tucked away in the peaceful countryside on the edge of the desirable village of Newchurch, this beautifully presented four-bedroom detached bungalow with a modern one-bedroom annexe offers the perfect combination of flexible living, privacy, and rural charm.

From the moment you arrive, this delightful home impresses with its generous proportions and well-designed layout. The main bungalow boasts four spacious bedrooms, each filled with natural light, offering an inviting and airy atmosphere throughout. The modern family bathroom has been tastefully updated, providing a clean and contemporary feel ideal for busy family life.

At the heart of the home is a large, open-plan kitchen diner, perfect for family gatherings or entertaining friends. The adjacent formal dining room offers additional space for more intimate meals or festive occasions. The standout triple-aspect sitting room is a bright and welcoming space, with abundant windows framing picturesque garden views and allowing light to pour in throughout the day—an ideal spot to relax in all seasons.

One of the most impressive features of this property is the detached one-bedroom annexe, discreetly located beyond the main residence. Completed just twelve years ago, the annexe offers superb additional accommodation that is ideal for a multi-generational household, visiting guests, or even potential rental income. The annexe includes a generous open-plan living and dining space, a sleek modern kitchen, a well-proportioned double bedroom, and a stylish shower room—all finished to a high standard.

Externally, the property continues to shine. A large front driveway provides ample parking for several vehicles, with further potential to extend the parking area by converting a section of the mature front garden. This flexibility ensures convenience for growing families or those with multiple cars.

To the rear, the garden is truly exceptional—substantial and predominantly laid to lawn, with mature trees, established shrubs, and a charming garden shed. Backing directly onto open fields, the garden offers far-reaching views over the surrounding countryside and across the village of Newchurch, creating a serene and idyllic outdoor space perfect for children, pets, gardening enthusiasts, or summer entertaining.

This property offers a rare opportunity to enjoy spacious and flexible living in a tranquil village setting, while still being within easy reach of local amenities, schools, and transport links. Whether you're looking for a forever family home, a property with income potential, or a peaceful countryside retreat, this unique residence has it all.



ANNEXE



ANNEXE



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Travel Information

7.4 miles from Fishbourne to Portsmouth Ferry Terminal
9.7 miles from East Cowes to Southampton Ferry Terminal
16.6 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

1Leisure Medina, Sandown	3.1 miles
Sandown & Shanklin Golf Club, Sandown	2.8 miles
Rookley Country Park Fishing, Rookley	5.5 miles
Shanklin Cricket Ground, Shanklin	3.1 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshell	01983 840625

General Hospitals	
St Mary’s Hospital, Parkhurst Road, Newport	7.7 miles 01983 822099

Education

Primary Schools	
Arreton St Georges C of E Primary School, Arreton	01983 528429
Godshell Primary School, Godshell	01983 840246
Newchurch Primary School, Newchurch	01983 865210
St Blasius C of E Primary School, Shanklin	01983 862444
Gatten & Lake Primary School, Shanklin	01983 869910
Broadlea Primary School, Lake	01983 402403

Secondary Schools/Colleges:	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Ryde Academy, Ryde	01983 567331
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine’s, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
The Taverners, Godshell
Griffin, Godshell
The Fighting Cocks, Arreton
Dairyman’s Daughter, Arreton
The White Lion, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch
The Garlic Farm Shop & Restaurant, Newchurch
Hare & Hounds, Downend
Merrie Gardens, Lake

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

Local Attractions / Landmarks

Model Village – Godshell
Appuldurcombe House - Wroxall
Bembridge Windmill - Bembridge
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch

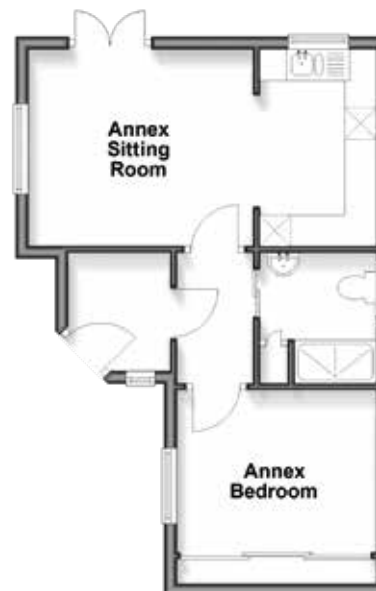
Ground Floor

Approx. 102.5 sq. metres (1103.3 sq. feet)



Outbuilding

Approx. 38.0 sq. metres (408.5 sq. feet)



GROUND FLOOR

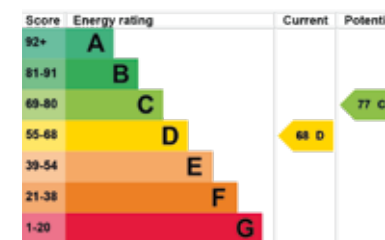
Entrance Hallway	
Bedroom 2	11'3 x 11'
Bedroom 3	9'11 x 9'
Bedroom 4 / Study	8'11 x 7'2
Bathroom	7'9 x 5'7
Bedroom 1	15'5 x 10'
Kitchen / Breakfast Room	17'9 x 10'8
Dining Room	8'7 x 8'
Sitting Room	18'3 x 10'6

OUTBUILDING / ANNEX

Annex Porch	
Annex Hallway	
Annex Sitting Room	11'9 x 10'4
Annex Kitchen	10'4 x 6'
Annex Shower Room	6'9 x 6'1
Annex Bedroom	10'4 x 8'5

OUTSIDE

Front Garden
Rear Garden
Driveway Parking



Council Tax Band: C
Tenure: Freehold

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

