



21 Woodside Avenue
Alverstone Garden Village | Sandown | Isle of Wight | PO36 0JD

FINE & COUNTRY

SELLER INSIGHT

“ Woodside is a sunny oasis nestled within a wooded copse. It is a paradise for nature, birdsong fills the air and red squirrels abound. Beautiful walks are just outside your front door for you and any furry friends. One of our favourites is through St Martin’s Wood to the Pointer Inn in Newchurch. It is a dog friendly pub with a lovely garden and serves very fine food. If you like cycling, as we do, the Red Squirrel Trail cycle track can be found in Alverstone with various road-free cycling routes around most of the Island with beautiful scenery and a stop at the Pedlars Cafe for some lunch is a lovely day out.

The Village Hall in Alverstone holds Social Events throughout the year with food and music and evening Art Classes and the local farmer puts on a fantastic bonfire evening. These and the various parties that are held by the Alverstone Garden Village residents make it a very friendly and social place. It is a tranquil and relaxing place to live with the added bonus of only being 15 mins from the main town of Newport or the sandy beaches of Shanklin and Sandown.*



* 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

21 Woodside Avenue

Nestled on the peaceful outskirts of picturesque Alverstone, this beautifully transformed residence offers the perfect blend of character, space, and modern comfort. Originally a single-storey cottage, the home has been thoughtfully extended and enhanced to create a spacious, light-filled four-bedroom detached property with superb versatility, ideal for family living or multigenerational needs.

Approached via a charming pedestrian gate or a gravelled driveway to the rear, the property enjoys a high degree of privacy thanks to well-positioned fencing and mature landscaping. A stepping stone path leads to a raised sun terrace with steps leading down to a sunken patio accessing the stunning oak-framed entrance porch, welcoming you into a bright and spacious hallway flooded with natural light from French doors that frame the far end.

At the heart of the home is the impressive triple-aspect sitting room. This showstopping space boasts soaring vaulted ceilings, adorned with beautiful, limed timber beams that add character without overwhelming the room. A focal point eco-blue multi fuel burner provides both warmth and ambience, making this a perfect spot for relaxing evenings year-round.

The adjacent kitchen is a true chef's delight, featuring bespoke cabinetry, rich wooden countertops, and a classic ceramic butler sink. With ample space for a Rangemaster cooker and an integrated full height fridge, it effortlessly combines style with practicality. Just beyond, a generous utility room adds further convenience with an integrated fridge freezer, dishwasher, and additional storage including space for washing machine. A Valiant boiler is also housed in here, which was only replaced in September 2024 by the current owners.

Flowing seamlessly from the kitchen is a large open-plan dining and snug area, perfect for entertaining or cosy family dinners. A second eco-blue multi fuel burner and ample space for both a large dining table and soft seating make this area a welcoming social hub.

The ground floor also includes two well-proportioned bedrooms. A spacious double guest bedroom enjoys direct access to the front garden via French doors and sits adjacent to a luxurious shower room, complete with stylish tiling and a large walk in enclosure. A single bedroom, currently used as a study, adds further flexibility. This entire wing of the home, complete with its own lobby, could easily be adapted into a self-contained annexe, ideal for guests, relatives, or even holiday let potential.

Upstairs, the home continues to impress. Two generously sized double bedrooms each benefit from dual-aspect windows, flooding the rooms with natural light. Both enjoy private ensuite facilities, the principal bedroom features a beautifully appointed bath suite, while the second bedroom offers a large walk-in shower.

Externally, the home also boasts a substantial timber workshop, offering excellent space for hobbies, storage, or conversion to a home office, plus two further garden sheds.

This exceptional property offers a rare opportunity to enjoy countryside living in comfort and style, within easy reach of local amenities and the Island's natural beauty. Whether you're seeking a spacious family home, a multigenerational layout, or the potential for flexible living arrangements, this unique Alverstone residence is not to be missed.







Travel Information

8 miles from Fishbourne to Portsmouth Ferry Terminal
 10.3 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 The Heights, Sandown
 Sandown & Shanklin Golf Club, Sandown
 Rookley Country Park Fishing, Rookley
 Sandown & Shanklin Rugby Club, Sandown

3.8 miles
 2 miles
 6.5 miles
 2.5 miles

Healthcare

Doctors Surgeries
 South Wight Medical Practice, Godshill
 The Bay Medical Centre, Sandown
 The Bay Medical Centre, Shanklin

01983 840625
 01983 409292
 01983 862000

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport

7.8 miles
 01983 822099

Education

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

Secondary Schools/Colleges

The Island Free School, Ventnor
 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



Restaurants / Bars

The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Dairyman's Daughter, Arreton
 Chequers Inn, Rookley
 The Crab, Shanklin
 The Pointer Inn, Newchurch
 Smokin' Jacks', Wroxall
 The White Horse, Whitwell

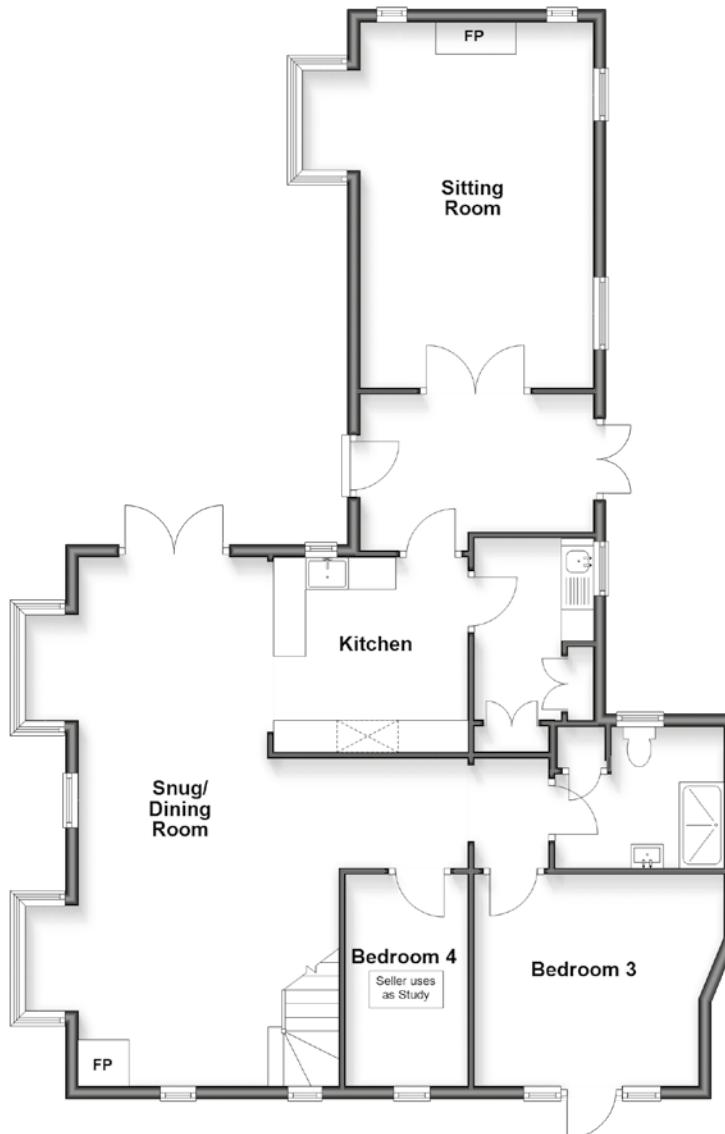
These bars and restaurants are available within a 20-minute radius of this home

Local Attractions / Landmarks

Model Village - Godshill
 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
 Garlic Farm - Newchurch

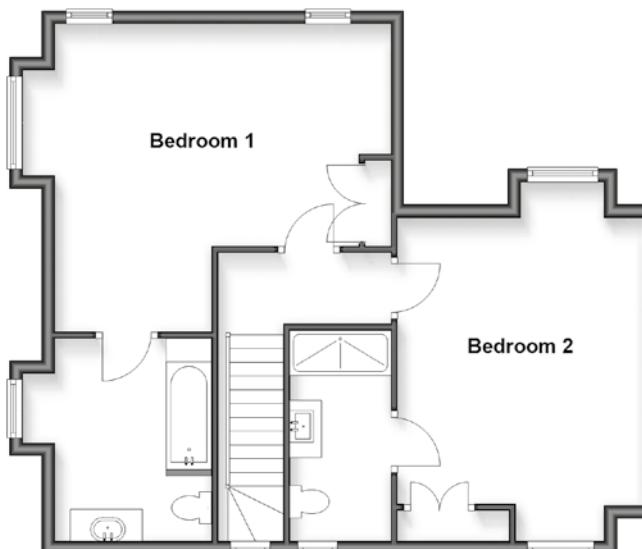
Ground Floor

Approx. 111.6 sq. metres (1201.5 sq. feet)



First Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



GROUND FLOOR

| | |
|--------------------|---------------------------------------|
| Entrance Hallway | 12' x 7' |
| Sitting Room | 18'8 x 11'11 |
| Kitchen | 10'3 x 7'8 |
| Utility Room | 9'3 x 6'1 |
| Snug / Dining Room | 26'1 maximum x 15'11 maximum into bay |
| Bedroom 4 / Study | 10'10 x 6'2 |
| Bedroom 3 | 12'11 x 10'7 |
| Shower Room | 8'10 x 7'1 |

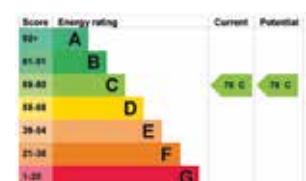
FIRST FLOOR

| | |
|----------------------|---------------------------------------|
| Landing | L-Shaped - 20' x 10'11 plus 16'4 x 8' |
| Bedroom 1 | 9'3 x 7'11 |
| En-Suite Bathroom | 14'9 x 12'6 |
| Bedroom 2 | 11' x 5'7 |
| En-Suite Shower Room | |

OUTSIDE

| |
|--------------|
| Front Garden |
| Driveway |
| Rear Garden |
| Workshop |

Council Tax Band: D
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: Pitts & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 18.07.2025



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