



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 Classess and the local farmer puts on a fantastic bonfire evening. These and the various parties that our 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

1Leisure The Heights, Sandown	3.8 miles
Sandown & Shanklin Golf Club, Sandown	2 miles
Rookley Country Park Fishing, Rookley	6.5 miles
Sandown & Shanklin Rugby Club, Sandown	2.5 miles

**Healthcare**

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

01983 840246  
01983 869910  
01983 862444  
01983 403284  
01983 865210

01983 857641  
01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

**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

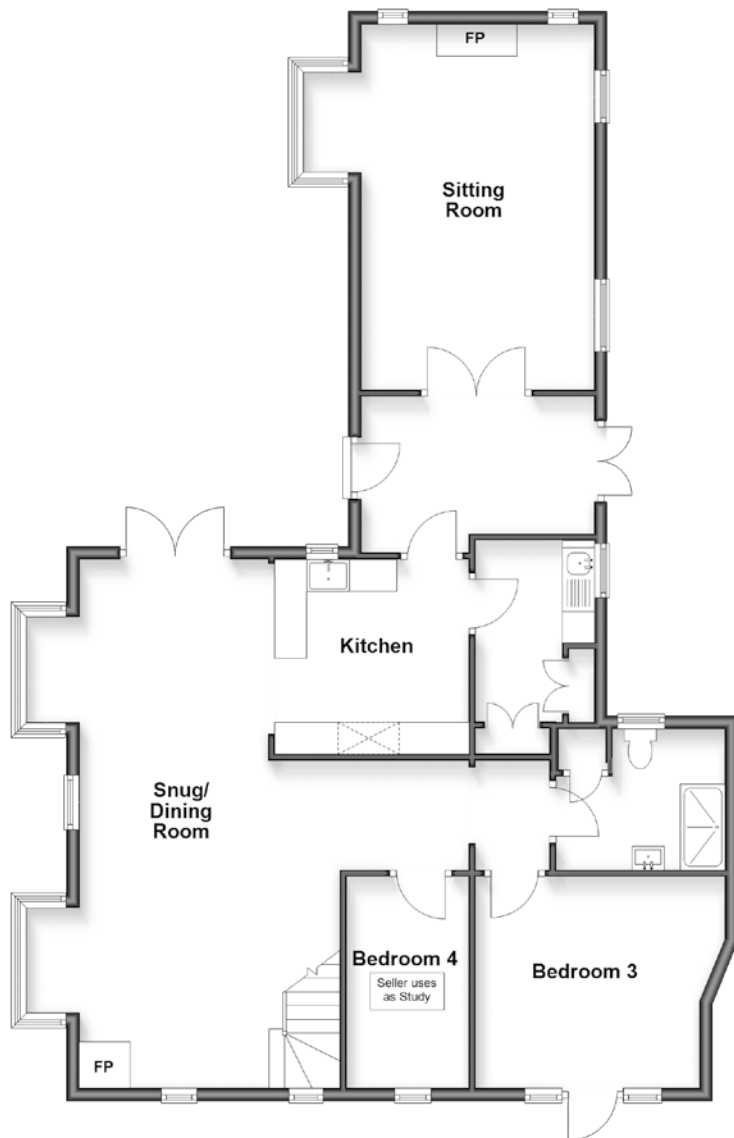
These bars and restaurants are available within a 20-minute radius of this home

**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

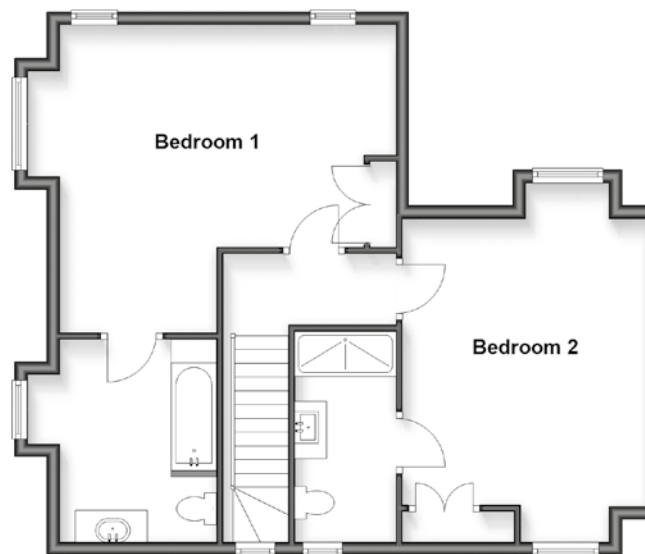
## Ground Floor

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

## OUTSIDE

Front Garden  
Driveway  
Rear Garden  
Workshop

Council Tax Band: D  
Tenure: Freehold



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