



Lytton House
67 Fishbourne Lane | Fishbourne | Isle of Wight | PO33 4EX

SELLER INSIGHT

“Lytton House has been my home for over 40 years and over the changing decades it has met my every need. The house has always been well maintained and upgraded as necessary and the garden, always a source of pleasure, has been my joy since retiring a few years ago.

Fishbourne is a friendly community and a lovely place to live. I have experienced countless happy times and have made many friends from among my neighbours. There are plenty of walks nearby both on the shore and in the countryside. The ferry is so convenient, Fishbourne Inn and RVYC are on the doorstep and I have enjoyed giving support to the Community at Quarr Abbey, which in recent years has had an interesting programme of events during the summer.

It has always been a pleasure to live in 67 and enjoy everything that Fishbourne has to offer. It is my sincerest wish that whoever next owns Lytton House will get as much from living here as I have done.”*

* 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

Lytton House

Tucked away behind mature trees and approached via a private gravel driveway, this charming, detached home offers the perfect blend of modern living and timeless character. Dating back to the 1960s and thoughtfully updated throughout, the property is beautifully presented and enjoys a wonderful sense of privacy, with landscaped gardens that provide a tranquil retreat from everyday life.

From the moment you arrive, the setting impresses. The wide frontage allows parking for numerous vehicles, while the established lawn and surrounding greenery create an inviting approach. Stepping through the solid wooden front door, you are welcomed into a spacious entrance hall, filled with natural light and generous storage. A stylish cloakroom and access to all principal rooms set the tone for the well-planned accommodation that follows.

The heart of the home is its contemporary kitchen, replaced just six years ago with sleek wall and base units, contrasting worktops, and a range of quality integrated appliances, including oven, microwave, fridge freezer, dishwasher, washing machine, and a recently fitted electric hob. This bright, practical space flows naturally into the dining room, where a large window frames delightful garden views. Perfect for family gatherings or entertaining, the dining room links directly to the dual aspect sitting room. Here, French doors open onto a full width raised patio, creating a seamless transition between indoor and outdoor living.

Upstairs, a generous landing leads to three well-proportioned double bedrooms, each with built-in storage. The principal bedroom is a particular highlight, enjoying dual-aspect views across the property's beautifully landscaped grounds. A separate cloakroom and a luxurious modern shower room complete the first-floor accommodation. The shower room features a walk-in enclosure with marble-effect panelling, a vessel sink set on a vanity unit with automated lighting—bringing a touch of spa-like indulgence to daily routines.

The south-facing garden is an outstanding feature of this home, thoughtfully designed for relaxation, entertaining, and enjoying nature. The raised patio is ideal for al fresco dining, with steps leading down to a sweeping lawn bordered by mature trees and shrubs. At the heart of the garden lies a natural pond, attracting dragonflies, frogs, and toads, adding to the charm of the setting. A summerhouse—currently styled as a “gin shack”—offers light and power, making it a versatile space for entertaining or quiet retreats.

For those who love to garden, the grounds are a haven. Fruit trees, including apple, pear, plum, and damson, provide seasonal abundance, while wild orchids and an organic vegetable garden create year-round interest. The property also benefits from a greenhouse, gated vehicle access on to Ashlake Copse Road and pedestrian side access on both sides of the house.

With its generous accommodation, extensive gardens, and peaceful position, this home offers the best of both worlds, modern comfort combined with natural beauty. Whether hosting friends, growing your own produce, or simply unwinding in the sunshine, this is a property designed for a lifestyle as enjoyable as it is practical.







Travel Information

0.2 miles from Fishbourne to Portsmouth Ferry Terminal
5.4 miles from East Cowes to Southampton Ferry Terminal
3.3 miles from Ryde High Speed Catamaran & Hover Travel

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

Royal Victoria Yacht Club, Fishbourne	0.2 miles
Seaview Yacht Club Seaview	5.9 miles
Ryde Golf Club, Ryde	2 miles
1Leisure Medina Centre, Newport	4 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.5 miles
	01983 822099

Education

Primary Schools
Wootton Community Primary School, Wootton
Binstead Primary School, Binstead
St Mary's Catholic Primary School, Ryde
Haylands Primary School, Ryde
Oakfield CE Primary School, Ryde
Dover Park Primary School, Ryde

Secondary Schools/Colleges
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
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 882505
01983 562341
01983 562000
01983 563372
01983 563732
01983 562617

01983 567331
01983 562229
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01983 852722

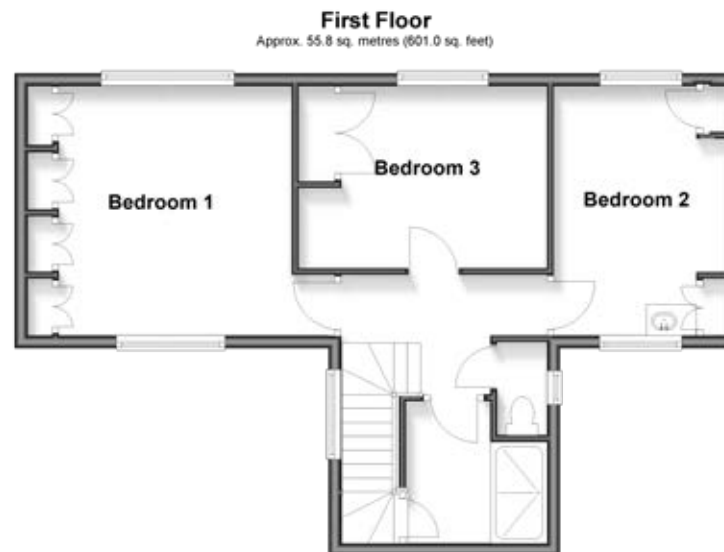
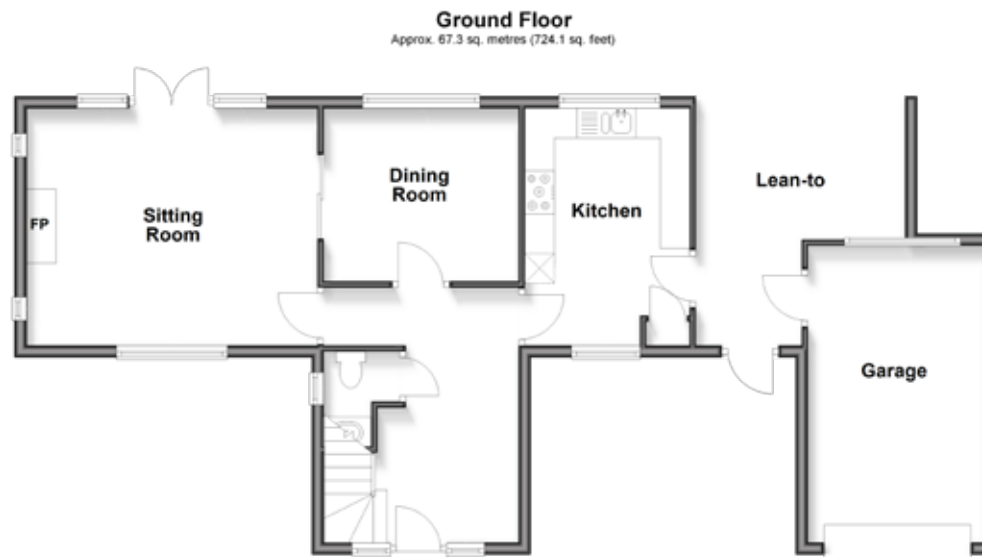
Entertainment

Restaurants / Bars
Fishbourne Inn, Fishbourne
Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton
The Sloop Inn, Wootton
The Binstead Arms, Binstead
Folly Inn, East Cowes
The Lifeboat, East Cowes
Bargemans Rest, Newport Quay

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

Local Attractions / Landmarks

Osborne House – East Cowes
Bembridge Windmill - Bembridge
Quarr Abbey - Binstead
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Roman Villa - Newport
Amazon World Zoo – Newchurch
Rosemary Vineyard – Ryde
The Wildheart Animal Sanctuary - Sandown



GROUND FLOOR

Entrance Hallway	
Cloakroom	
Sitting Room	17'11 x 13'1
Dining Room	10'9 x 9'9
Kitchen	13'2 x 9'
Lean To	

FIRST FLOOR

Landing	
Bedroom 1	13'7 x 13'1
Bedroom 2	13'1 x 9'1
Bedroom 3	10'8 up to alcove x 9'9
Shower Room	7'10 x 7'4
Separate Toilet	

OUTSIDE

Front Garden
Driveway Parking
Garage
Rear Garden

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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