



Beech Croft
Madeira Vale | Ventnor | Isle of Wight | PO38 1QU

SELLER INSIGHT

“ We have lived in this house for eleven years and planned for it to be our forever home. We subsequently poured our hearts into renovating Beech Croft to an incredibly high standard, completely transforming the exterior and interior.

The wrap around gardens have also been beautifully landscaped and maintained, containing a huge variety of plants with different seating areas and views.

We have loved living on such a quiet cul-de-sac positioned within a few minutes' walk of the local beaches, the coastal paths and Ventnor town, with all its lovely artisan shops and restaurants. Sadly, our plans have changed, and we now need to find somewhere more suited to our needs.”*



* 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

Beech Croft

Renovated and modernised to an exceptional standard, this architecturally designed home combines contemporary luxury with thoughtful functionality, creating a haven of modern comfort and refined elegance. Set on an elevated plot in the highly desirable area of Madeira Vale in Bonchurch, the property enjoys breathtaking southeast-facing sea views and a stunning backdrop of the Ventnor Downs to the northwest. The home's design embraces natural light, open-plan living, and a seamless flow between indoor and outdoor spaces, all while maintaining a deep sense of privacy and tranquility.

Upon entering, you are welcomed by a spacious hallway with vaulted ceilings and striking picture windows that immediately draw the eye to the gardens beyond. A modern glass-panelled staircase rises gracefully to the first floor, while the double-sided log burner adds a touch of warmth and sophistication, connecting the entrance hall to the inviting sitting room. Every detail of the interior reflects careful consideration, from the underfloor heating throughout most of the ground floor to the abundance of glazing that floods the living spaces with light.

The heart of the home lies in its exquisite German-designed Nolte kitchen, where sleek, handleless cabinetry and seamless Corian worktops create a clean, contemporary aesthetic. Integrated appliances, including dual Bosch ovens, a microwave, warming tray, pizza oven, and a Bora induction hob with built-in extractor, ensure every culinary need is met with ease. The adjoining dining area, framed by bi-fold doors that open directly onto the garden, offers an ideal setting for entertaining or enjoying relaxed family meals, while the adjoining snug or music room provides a cosy retreat bathed in natural light.

An elegant orangery, crafted with steel framing and featuring remote-controlled Velux windows, enhances the connection between home and garden. Its French doors open onto beautifully landscaped outdoor spaces, where multiple seating areas, terraces, and viewing platforms invite you to enjoy the sea air and sunshine. The property's southeast orientation ensures light throughout the day, while the surrounding gardens, rich with mature trees, vibrant shrubs, and tropical plants nurtured by Bonchurch's unique microclimate, offer year round beauty and seclusion.

The home's thoughtful layout includes two staircases, offering the potential for a private guest or family wing. The master suite enjoys vaulted ceilings, a Juliet balcony with distant sea views, extensive built-in wardrobes, and a luxurious ensuite with walk-in shower and heated flooring. Two additional double bedrooms on the first floor each enjoy stunning garden and coastal views, complemented by a stylish family bathroom complete with a separate walk-in shower and freestanding bath.

Outside, the gated gravel driveway provides ample parking, while a charming front garden with a natural pond and lush planting leads around to the terraced rear garden. A large patio area, ideal for al fresco dining, sits alongside a wooden greenhouse and additional storage spaces. This remarkable home effortlessly balances contemporary design with timeless charm, offering an exceptional lifestyle in one of the Isle of Wight's most sought-after coastal locations.







Travel Information

14.7 miles - East Cowes to Southampton Ferry Terminal
13.2 miles - Fishbourne to Portsmouth Ferry Terminal
21.4 miles - 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

Ventnor Golf Club, Ventnor	1.4 miles
1Leisure, The Heights, Sandown	5.3 miles
The Cabin Coastal Spa, Ventnor	1 mile
Ventnor Tennis Club, Ventnor	0.3 miles
Ventnor Bowling Club, Ventnor	0.5 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	11.8 miles 01983 822099

Education

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
St Francis Catholic & C of E Primary School, Ventnor	01983 857449
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde with Upper Chine, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917

Entertainment

The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
Bonchurch Inn, Bonchurch
The Hambrough, Ventnor
The Royal Hotel Ventnor
The Wellington Hotel, Ventnor
The Crab Shed, Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, Arreton
Appuldurcombe House, Wroxall
Ventnor Botanical Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin



GROUND FLOOR

Entrance Hallway	
Sitting Room	24'2 x 11'10 reducing to 16'4 x 10'2
Cloakroom	
Snug	21'3 x 9'9
Kitchen / Dining Room	23'5 at widest point x 14' at widest point
Orangery	10'2 x 6'7
Utility Room	8'11 x 5'1

FIRST FLOOR

Separate Landing	
Bedroom 1	14'11 x 10'11 up to fitted wardrobes
En-Suite Shower Room	
Landing	
Bedroom 2	15'x 11'10
Family Bathroom	
Bedroom 3	17' x 9'4

OUTSIDE

Front Garden
Gated Driveway Parking
Plant Room
Rear Garden
Outside Toilet



Council Tax Band: E
Tenure: Freehold



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