



Oak Barn  
Oxbridge Close | Newport | Isle of Wight | PO30 2LE

# SELLER INSIGHT

*“ We’ve loved building and living at Oak Barn over the past three and a half years. It offers rural charm and a peaceful countryside feel while still being within walking distance of the town. The main bus route is also just at the top of the lane, making it ideal for travelling anywhere on the island.*

*The garden is regularly visited by red squirrels and a wonderful variety of garden birds, bringing nature right to your doorstep.*

*Because we designed and built Oak Barn ourselves, every detail has been created with care and attention. The home has been constructed to a high specification, with excellent insulation and thoughtful touches throughout — a space built with love, quality, and comfort in mind.”\**



\* 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

## Oak Barn

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Nestled on the picturesque outskirts of Newport in a semi-rural setting, this substantial five-bedroom semi-detached home offers the perfect blend of countryside tranquillity and contemporary family living. Deceptively spacious and thoughtfully arranged over three floors, this impressive property provides exceptional versatility to accommodate the evolving needs of a modern family. Offered chain-free, it presents a rare opportunity to move seamlessly into a beautifully designed and well-appointed home.

From the moment you step inside, the sense of space and light is immediately apparent. The welcoming hallway, enhanced by underfloor heating, creates an inviting first impression and sets the tone for the generous proportions throughout. The ground floor offers a seamless balance of open-plan family living and private retreat spaces. A versatile study to the front of the home provides flexibility for remote work.

The heart of the property is undoubtedly the expansive kitchen and dining area, designed with both style and practicality in mind. Spanning over eight metres, this stunning space features a beautifully fitted modern kitchen with sleek wall, base, and drawer units, a shelved larder cupboard, and an array of integrated appliances including ovens, a built-in full height fridge, dishwasher, and a contemporary induction hob with extractor. The sociable layout makes it ideal for entertaining, with oversized glass doors opening out to the garden and flooding the room with natural light. Adjoining the kitchen is a cosy snug or nursery, accessed via glass-panelled doors, perfect for family relaxation or children's play.

A spacious sitting room at the rear of the home provides a comfortable retreat, featuring oversized windows that overlook the garden and underfloor heating for year-round warmth. A large utility room with matching cabinetry, a built-in freezer, and ample storage enhances everyday convenience, while a modern cloakroom completes the ground floor.

Upstairs, the first floor continues the theme of space and comfort, offering four well-proportioned bedrooms. The principal suite is a true highlight, featuring oversized patio doors leading to a glass Juliet balcony, a dedicated dressing room, and a luxurious en suite shower room with elegant tiling and built-in vanity storage. The family bathroom mirrors this sense of sophistication, boasting a freestanding feature bath, walk-in shower, and high-quality finishes throughout.

The second floor reveals a superbly appointed bedroom suite, complete with two Velux windows, a large picture window offering scenic views, and an elegant en suite shower room. This level could serve as a private guest suite, teenager's retreat, or even an inspiring home studio.

Outside, the property enjoys a wrap-around garden, mainly laid to lawn and complemented by a large patio area ideal for alfresco dining and summer gatherings. The semi-rural position provides a peaceful backdrop, while the outskirts of Newport ensure convenient access to local amenities, schools, and transport links. The property has parking at the front for numerous vehicles, as well as gated parking in the garden for boats or caravans.

This exceptional home combines generous living spaces, refined finishes, and a versatile layout, all within a countryside setting.







### Travel Information

3.7 miles from Fishbourne to Portsmouth Ferry Terminal  
4.1 miles from East Cowes to Southampton Ferry Terminal  
11.1 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 Medina, Newport                   | 0.7 miles |
| Lakeside Spa & Hotel, Wootton              | 2.7 mile  |
| Osborne Golf Club, East Cowes              | 3.7 miles |
| Newclose County Cricket Ground, Blackwater | 2.6 miles |

### Healthcare

|                                        |              |
|----------------------------------------|--------------|
| Doctors Surgeries                      |              |
| East Cowes Medical Centre, East Cowes  | 01983 284333 |
| Medina Healthcare, Wootton             | 01983 522198 |
| The Dower House Surgery, Newport       | 01983 523525 |
| Carisbrooke Health Centre, Carisbrooke | 01983 522060 |

|                                                               |           |
|---------------------------------------------------------------|-----------|
| General Hospitals                                             |           |
| St Mary's Hospital, Parkhurst Road, Newport<br>(01983 822099) | 2.1 miles |

### Education

Primary Schools  
Holy Cross Primary School, East Cowes  
Queensgate Foundation Primary School, East Cowes  
Priory School of Our Lady Walsingham, East Cowes  
Binstead Primary School, Binstead  
Wootton Community Primary School, Wootton  
Newport C of E Primary School, Newport  
Carisbrooke C of E Primary School, Carisbrooke  
St Thomas of Canterbury Catholic Primary School, Carisbrooke

Secondary Schools/Colleges  
Cowes Enterprise College, Cowes  
Carisbrooke College, Newport  
Christ The King Upper College  
Medina College  
Ryde School with Upper Chine School, Ryde  
The Island VI Form  
Isle of Wight College

Learning Assisted Schools:  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
St Catherine's, Grove Road, Ventnor

01983 292885  
01983 292872  
01983 861222  
01983 562341  
01983 882505  
01983 522826  
01983 522348

01983 522747

01983 203103  
01983 524651  
01983 537070  
01983 861222  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

### Entertainment

Restaurants / Bars  
The Lifeboat, East Cowes  
Folly Inn, Whippingham  
Consort Restaurant at Albert Cottage, East Cowes  
Fishbourne Inn, Fishbourne  
Binstead Arms, Binstead  
The Tide, Wootton  
The Cedars, Wootton  
Cibo, Wootton  
Woodmans Arms, Wootton  
White Hart Inn, Havenstreet  
Burrs Restaurant, Newport

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

### Local Attractions / Landmarks

Local Attractions / Landmarks  
Osborne House - East Cowes  
Quarr Abbey - Binstead  
Robin Hill Country Adventure Park - Downend  
Appley Tower & Beach - Appley  
Carisbrooke Castle - Newport  
Monkey Haven, Primate Rescue Centre - Newport  
Butterfly World - Newport  
Wildheart Animal Sanctuary - Sandown  
Tapnell Farm Park - Yarmouth

### Ground Floor

Approx. 104.0 sq. metres (1119.0 sq. feet)



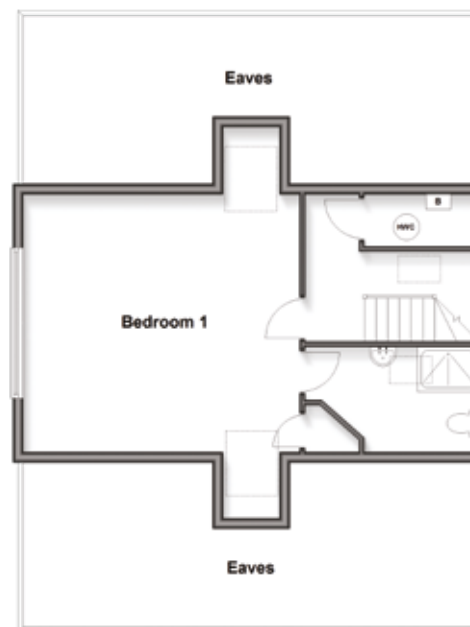
### First Floor

Approx. 104.0 sq. metres (1119.0 sq. feet)



### Second Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



### GROUND FLOOR

|                       |               |
|-----------------------|---------------|
| Entrance Hallway      |               |
| Study                 | 10'9 x 10'7   |
| Kitchen / Dining Area | 27'7 x 14'1   |
| Play Room             | 10'10 x 10'10 |
| Utility Room          | 14' x 5'      |
| Cloakroom             |               |
| Sitting Room          | 14'8 x 14'    |

### FIRST FLOOR

|                      |             |
|----------------------|-------------|
| Landing              |             |
| Bedroom 2            | 16'4 x 12'7 |
| Dressing Room        | 10'3 x 5'1  |
| En Suite Shower Room | 10'2 x 5'1  |
| Bedroom 3            | 17'5 x 10'8 |
| Bedroom 4            | 14'6 x 9'8  |
| Bedroom 5            | 10'8 x 10'8 |
| Family Bathroom      | 10'8 x 7'8  |

### SECOND FLOOR

|                      |              |
|----------------------|--------------|
| Bedroom 1            | 16'11 x 16'4 |
| En Suite Shower Room | 10'6 x 6'7   |
| Eaves Storage        |              |

### OUTSIDE

Off Road Parking  
Rear Garden

EPC Rating: B  
Council Tax Band: F  
Tenure: Freehold

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