



Guide Price  
£435,000  
Freehold

Upper House Lane, Chale, Ventnor, Isle of Wight, PO38



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12.7 miles from Fishbourne to Portsmouth Ferry

13.7 miles from West Cowes to Southampton Ferry

13.5 miles from Yarmouth to Lymington Ferry



For those longing for a rural lifestyle enriched by abundant walking trails, countryside adventures, and proximity to some of the Island's most breathtaking rustic beaches, this cottage exceeds expectations.



Attractive semi-detached country cottage

Large wrap around gardens

Extensive sea and country views

Located in a quiet and picturesque rural lane

Spacious ground floor living accommodation

Ample driveway parking and detached garage





Beautiful along a peaceful, this is a charming cottage in the village of Chale, offering privacy, and a truly exceptional opportunity for those seeking a tranquil countryside retreat. With sweeping views across open fields, the rugged south-westerly coastline, and the distant shimmer of the English Channel, the property combines serenity, character, and natural beauty in equal measure. A long pathway leads from a quaint picket gate to the cottage's inviting façade, characterised by whitewashed walls, colourful window frames, and a welcoming pitched-roof porch. Inside, the ground floor is arranged to make the most of the home's light and space. The spacious kitchen-diner features crisp white units and plenty of room for a family table, with views overlooking the attractive, well-stocked front gardens. The dual-aspect sitting room spans the full depth of the property, offering a bright and generous space ideal for both everyday living and entertaining, complemented by charming garden views from multiple angles. Completing the ground floor is a useful utility area and a

gardener's toilet situated just off the kitchen. Upstairs, three double bedrooms await, each offering its own appeal. The main bedroom retains a delightful original character fireplace, adding warmth and heritage to the space. The third bedroom captures stunning far-reaching views across the coastline and sea, providing a peaceful, scenic backdrop. A family bathroom fitted with a classic white suite, including a bath with shower over, completes the first floor. The grounds surrounding the cottage are a true highlight. A long gated driveway to the side provides ample parking and leads to a detached single garage. The wraparound gardens will delight gardening enthusiasts, featuring a generous front lawn, mature hedgerows, and a variety of established shrubs and flowerbeds. The expansive rear garden borders open fields and enjoys uninterrupted countryside vistas. With such extensive outdoor space, there is potential, subject to the necessary permissions, to extend the home if desired. Perfectly positioned for rural living, with easy access to scenic walks, countryside paths, and some of the Island's most

## What the owner says...

"Nestled on the Island's unspoilt south-western coast, Chale is a peaceful rural village known for its sweeping sea views, dramatic cliffs and far-reaching countryside. With a timeless charm and a strong sense of space, the area offers residents a rare combination of tranquillity and natural grandeur. The landscape is shaped by rolling fields, open skies and the famous Chale Bay, creating a setting that feels both secluded and inspiring.

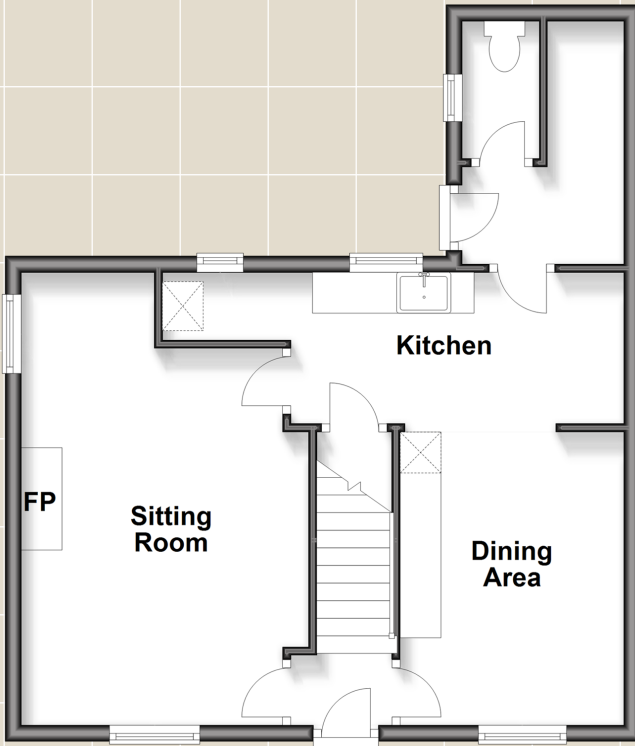
At the heart of the village is a friendly, welcoming community that enjoys a quieter pace of life. Traditional homes, farmsteads and characterful cottages lie along leafy lanes, while local footpaths connect straight onto some of the island's most picturesque walking routes. Whether exploring nearby beaches, strolling across St. Catherine's Down or enjoying a view of the lighthouse at St. Catherine's Point, Chale offers endless opportunities to experience the Island's natural beauty.

Despite its rural appeal, Chale is well placed for access to the wider Isle of Wight. The neighbouring village of Niton provides essential amenities, charming shops and cosy pubs, while the coastal town of Ventnor is just a short drive away with its boutique cafés, award-winning restaurants and famed microclimate. For buyers seeking a serene coastal retreat with breathtaking surroundings, Chale delivers a truly distinctive way of life."



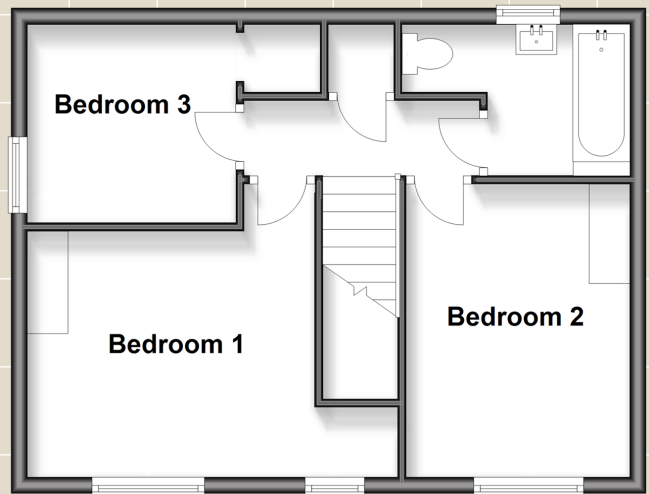
### Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

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**London office**

121 Park Lane, Mayfair, London, W1K 7AG



### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	67
33	