

# Quarrhurst

QUARR ROAD | QUARR | ISLE OF WIGHT



SPENCE  
WILLARD





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*A stunning Huf Haus finished to an impeccable standard in a sought-after position, enjoying 5.5 acres and direct beach access*

RECEPTION HALL | LARGE KITCHEN WITH EXTENSIVE OPEN-PLAN LIVING AND DINING AREA  
BEDROOM 5/FURTHER RECEPTION ROOM WITH EN-SUITE FACILITIES | WC | UTILITY ROOM | PLANT ROOM

LARGE GALLERIED LANDING WITH STUDY SPACE  
4 BEDROOM SUITES WITH BALCONY ACCESS OVERLOOKING THE MATURE GROUNDS

POOL HOUSE | POOL BAR | CHANGING ROOM | SHOWER ROOM | PLANT ROOM | LARGE STORE AREA

BEACH HOUSE WITH KITCHENETTE | HEATED SWIMMING POOL WITH EXTENSIVE TERRACE

ENCLOSED GARAGE | CAR PORT WITH 2 SPACES | LARGE GARDEN STORE

SET IN MATURE GROUNDS OF ABOUT 5.5 ACRES WITH DIRECT BEACH ACCESS

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## The Property

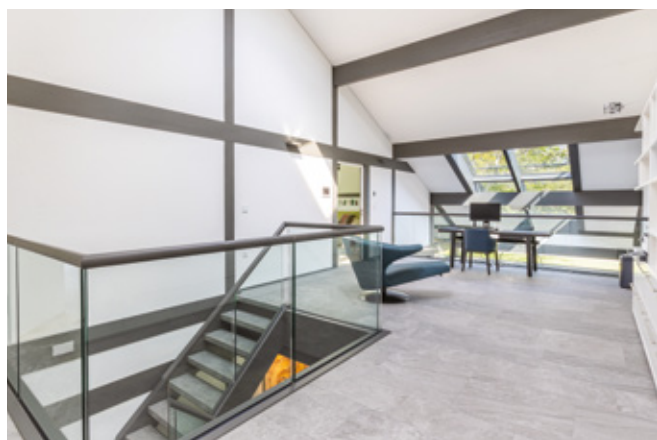
Set in a mature beachside plot, this impressive Huf Haus was completed in 2022 to the highest quality with impeccable attention to detail. The property is set back from Quarr Road, in a mature woodland setting, giving no indication of what wonders lie beyond the double gates.

The gravelled, tree-lined driveway leads to the exceptional house, which is sat in impressive grounds that have been extensively landscaped to make the most of the plot, enjoying terraced lawns, heated outdoor pool with adjacent pool house with bar and changing facilities, as well as beach house tucked at the edge of the woodland enjoying uninterrupted views of The Solent.

Constructed with Nordic Spruce alongside the use of extensive triple glazing, this contemporary home fits seamlessly in its woodland setting, with the leaves reflecting on the glazing whilst natural light floods the house.

The vendors are prepared to offer the property as a turnkey solution, including furniture and fittings from Italian Designer, Poliform and British Designer, Porta Romana; with high-quality garden furniture from Indian Ocean.





## Location

Within an Area of Outstanding Natural Beauty, close to Quarr Abbey this largely wooded coastal area is a highly sought-after location for discerning buyers seeking a coastal home, on account of both being quiet, yet with excellent access to mainland ferry links. In addition to some substantial period houses, mainly built in Victorian times there have been some high quality new coastal homes, such as Quarrhurst.

The coastal town of Ryde nearby also provides a range of shops, a marina, sandy beach, RT Café Grill by renowned Chef Robert Thompson MBE & popular independent school, Ryde School with Upper Chine catering for children aged 2 - 18.



# The Isle of Wight

Situated just off the South Coast, communications are very good with London being accessible within 2 hours. The A3 provides easy access from London to Portsmouth, from where there are a number of car and passenger ferry routes to Ryde and Fishbourne (both about 2.5 miles). Train services lead from London Waterloo directly to Portsmouth Harbour station, from where the catamaran runs.

- Portsmouth to Ryde – a fast catamaran passenger services. Journey time approx. 22 minutes.
- Portsmouth to Fishbourne – a car and passenger service. Journey time approx. 45 minutes.
- Southsea to Ryde – a passenger hovercraft service. Journey time approx. 12 minutes.

The Island benefits from both extensive scenic countryside and coastlines, much of it designated as an Area of Outstanding Natural Beauty. In addition to being world famous for its sailing and water sports, including the Cowes Week regatta, the Island provides a wonderful environment for an array of outdoor pursuits including beautiful coastal and country walks, riding and mountain biking with numerous golf courses and renowned shoots. There is also an array of historic and other tourist attractions.

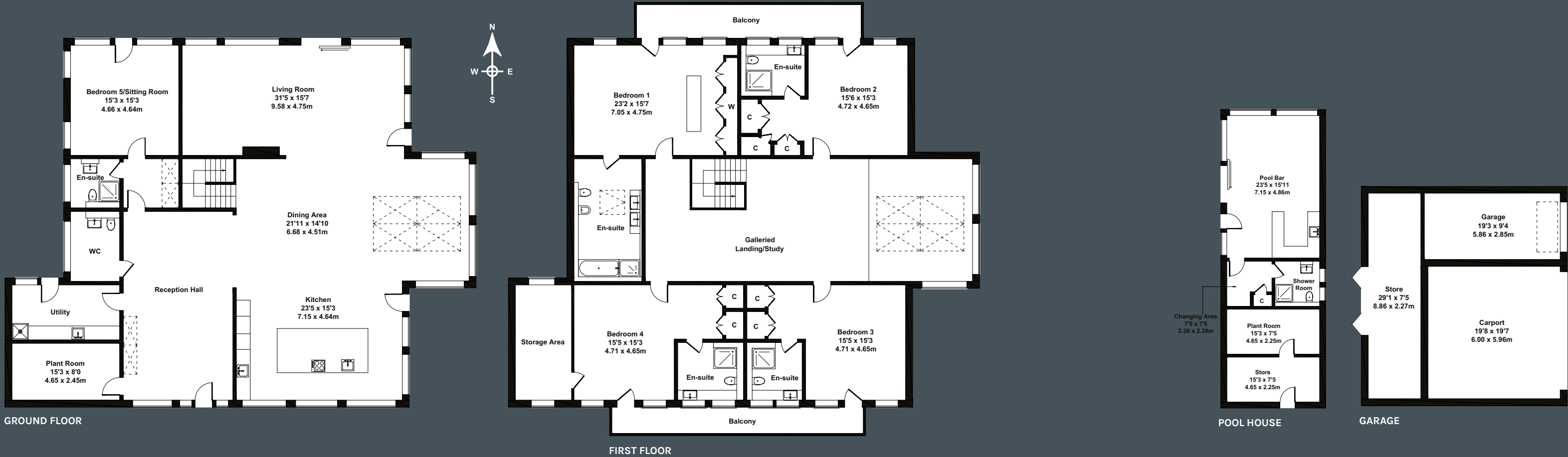




# Floorplans

Approximate Gross Internal Area:  
6178 sq ft - 574 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# The Property

## GROUND FLOOR

An impressive automatic locking door with alternative keycode option, opens to a striking reception hall. Leading through to the remarkable open-plan kitchen dining and living space. This triple aspect room provides a stunning outlook over the landscaped gardens and a vaulted space over the dining area with roof lights allowing dappled light filtering through the trees to flood the space.

The kitchen designed by stilart-moebel, has built in wall and base units with worksurface and integral Miele appliances including oven, microwave, steam oven, warming drawer, fridge and freezer. The large kitchen island has a Corian worksurface with induction hob, undermount sink and drainer, along with breakfast bar seating which enjoys further views over the gardens and large reception space.

Open to both the dining and seating areas, as well as doors opening to the terrace and lawns beyond, this is a highly functional and sociable space.

In addition to this area, there is a guest suite with a large bedroom with doors opening to the rear garden, dressing area and shower room en-suite. This could also be utilised as a further reception room if required. There is an independent WC, Plant Room and Utility Room with Miele washing machine and dryer, as well as dog shower and side access door to the garden.

## FIRST FLOOR

The staircase leads to a spacious galleried landing with vaulted ceiling, and works well as a further reception space, with a study area overlooking the dining area and the garden beyond. From here doors lead to the bedrooms. There are three spacious double bedrooms all with fitted wardrobe cupboards, en-suite shower rooms and access to a balcony overlooking the gardens. There is also a principal bedroom suite with large dressing area with fitted wardrobes and dressing table, a large en-suite bathroom and views of the rear garden.



# Garden & Grounds

Approached through a pair of electronic gates (both vehicular and pedestrian) which open to a gravel, tree-lined driveway, opening to an extensive stone paved parking and turning area in front of the property, adjacent to the Garage with Carport and Large store.

The house is set in 5.5 acres of landscaped grounds including terraced lawns leading down to the outdoor heated swimming pool with large



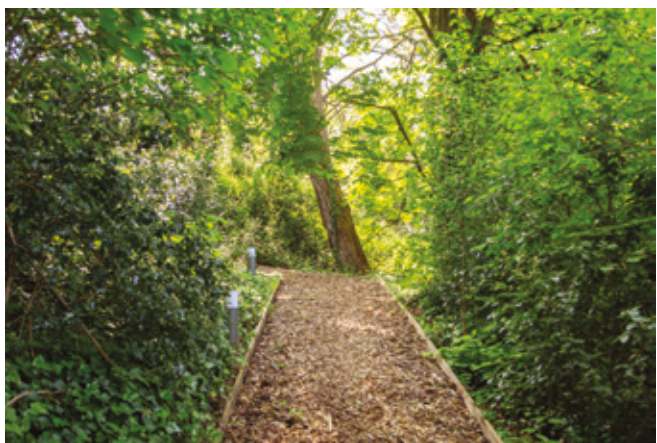
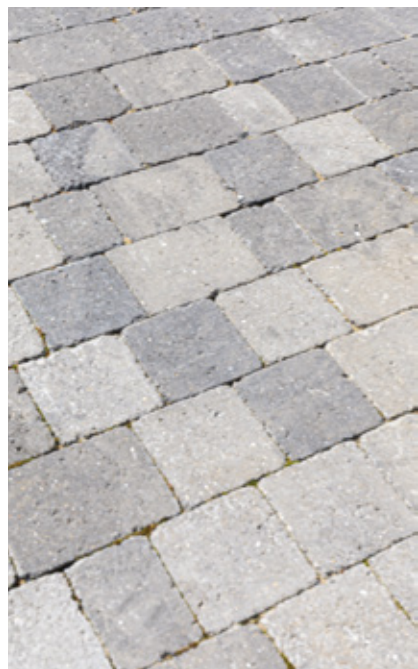
terrace ideal for seating and dining, as well as adjacent pool house with bar, seating area, changing room and shower room.

From here a woodchip path meanders through the woodland taking you to the Beach House with kitchenette including fridge/freezer and microwave, enjoying stunning views of The Solent and with access to the Beach.

The driveway and pathway to the beach are lit with battern luminaires automatically controlled, whilst external lighting illuminates the architectural details of the property at night, as well as the impressive trees, including a large Oak in the grounds.

The lawns are maintained by two Husqvarna Automowers and there is comprehensive automatic irrigation and sprinkler systems.





## General Information

**SERVICES** Mains Water and electricity. Private drainage (below ground BioDisc Treatment Plant discharging to a soakaway). There are two Air Source Heat Pumps, providing both heating (underfloor) and hot water, one assigned to the main house and the other the pool. The main house is fitted with a mechanical ventilation system with heat recovery and comfort cooling.

There is a comprehensive, bespoke home automation system serving the property and grounds via aerial and satellite controls. In addition to the multi-room Audio Visual system, external speakers offer music to the main house and swimming pool terraces. The property is protected by intruder alarms and monitoring, CCTV and Access Control.

**POST CODE** PO33 4EL

**EPC Rating** B

**COUNCIL TAX** Band H

**TENURE** Freehold

**VIEWINGS** Strictly by prior appointment with the selling agents, Spence Willard and Knight Frank.





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