



Kariba House  
Ashlake Copse Road | Fishbourne | Ryde | Isle of Wight | PO33 4EY

# SELLER INSIGHT

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“ I have lived at Kariba House for 24 years. I was initially attracted by the tranquility and remoteness of this property. It is towards the end of a cul-de sac, is not overlooked by any other property and has a garden of about a third of an acre.

The area has a BTPO [Blanket Tree preservation Order] in an already wooded suburb which helps to reduce any noise so much that I hardly hear any traffic or other noises. It has been a peaceful oasis in a desirable area with a very active neighbourhood association looking after the road and security issues. Seeing is believing with this home.”\*

\* 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

## Kariba House

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A rare opportunity in the heart of Fishbourne, this impressive detached three bedroom bungalow sits proudly on a substantial double plot, offering privacy, space, and exceptional potential. Approached through a gated horseshoe shaped block paved driveway, the property provides extensive parking, enhanced further by an attached single garage and a large timber shed within the grounds. Together, these features create outstanding scope for extension or redevelopment, subject to planning, making the home ideal for buyers seeking both immediate comfort and long term opportunity.

Set along a desirable tree lined private road, the location is peaceful and highly sought after. Residents enjoy easy access to Fishbourne Creek, the tranquil grounds of Quarr Abbey, and convenient car ferry links to Portsmouth, ensuring excellent connectivity while maintaining a serene village atmosphere. The setting is one of leafy seclusion, with mature trees surrounding the property and enhancing its sense of privacy.

Inside, the home is introduced by a generous entrance hallway that sets the tone for the spacious, light filled accommodation throughout. The standout feature is the expansive triple aspect sitting and dining room, a wonderfully bright and versatile space with doors opening directly onto the large patio. From here, the views stretch across the extensive gardens, creating a seamless connection between indoor and outdoor living and offering an ideal setting for entertaining or quiet relaxation. The property includes three well proportioned double bedrooms, each thoughtfully designed with fitted storage. The principal bedroom is positioned at the rear of the home, providing a peaceful retreat complete with its own shower ensuite and ample built in wardrobes. Bedrooms two and three are equally generous and are served by a well appointed family bathroom, making the layout practical for families, guests, or those seeking single storey living with flexibility.

At the heart of the home lies the spacious kitchen and dining room, fitted with solid wood floor and wall units, contrasting countertops, dual sinks, and modern tiling. With an inset hob and double ovens, it is both functional and inviting. Adjacent to the kitchen is a large utility room offering additional storage and plumbing for multiple appliances, ensuring the practical needs of daily life are easily met.

Outside, the grounds are a true highlight. Predominantly laid to lawn and bordered by mature trees, the garden offers a blank canvas for a keen gardener or anyone wishing to create a landscaped haven, vegetable garden, or extended outdoor living space. The size of the plot provides endless possibilities, whether enhancing the existing garden or exploring future development potential.

This property combines generous proportions, a superb location, and remarkable scope, making it an exceptional opportunity for those seeking a peaceful home with room to grow.







**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](http://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
1 Leisure 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	01983 882505
Binstead Primary School, Binstead	01983 562341
St Mary's Catholic Primary School, Ryde	01983 562000
Haylands Primary School, Ryde	01983 563372
Oakfield CE Primary School, Ryde	01983 563732
Dover Park Primary School, Ryde	01983 562617

Secondary Schools/Colleges	
Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

**Entertainment**

Restaurants / Bars  
 Fishbourne Inn, Fishbourne  
 Cibo, Wootton  
 The Cedars, Wootton  
 The Woodmans Arms, 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 Hall	
Sitting area	16'11 x 11'11
Dining area	13'7 x 9'11
Kitchen / Breakfast Room	23'7 x 8'11
Utility	15'7 x 4'10
Family Bathroom	
Bedroom 2	13'6 x 10'2
Bedroom 3	11'10 x 10'11
Bedroom 1	15'1 x 12'6
En-Suite Shower Room	

**OUTSIDE**

- Front, Side and Rear Garden
- Driveway Parking
- Garage
- Timber Workshop

Council Tax Band: H  
Tenure: Share of Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 01.06.2026



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