

McCarthy  
& BOOKER



Spindrift, 90a Fishbourne Lane, Fishbourne, Isle of Wight, PO33 4EU

**Guide Price £925,000**



Located in picturesque Fishbourne Lane, this exceptional detached house offers stunning water vistas that are sure to captivate any discerning buyer. Built in 2009, the property boasts a modern design and is situated in a beautiful setting, with its own groyne and ownership of the foreshore.

Inside, the home features two spacious reception rooms, full width balcony, three spacious comfortable bedrooms and three bathrooms. There is generous parking provision, boathouse and wrap around gardens.

#### A detached home in a superb location

This 'upside down' house has very spacious accommodation with all living rooms and bedrooms benefiting from large windows to capture the sea views. All the double bedrooms, each with en-suite facilities, are found on the ground floor with direct access to the garden. Beautifully presented and wonderfully maintained throughout it has a stylish and exceptionally well equipped kitchen that has a large dining area with views out to the ever changing seascape. There is ample parking, and an attractive garden along with a boathouse with additional parking.

#### Spindrift

Located on the far side of Fishbourne Lane, with a circular green at the front, the property benefits from ownership of approximately 0.7 acre of the creek foreshore including a substantial timber groyne.

Built by the current owner in 2010, it is thoughtfully designed to make the most of the views and scenery.

The property occupies a superb location on the coastal fringe of Fishbourne great for sailing, paddleboarding and kayaking. A few metres along the lane is a small slipway and Wootton Creek provides access to the Solent and excellent access to the nearby ferry terminal, with its frequent services to Portsmouth. The Royal Victoria Sailing Club and Fishbourne Inn are both within easy walking distance.



#### Interior

There are large hallways and extensive storage areas making a stunning home that is both comfortable, practical, stylish along with efficient running costs. On the first floor is a wide balcony with glass panels and metal handrails that runs the full width of the house, making the most of the wonderful views, its a perfect location to relax.

#### First Floor:

The bright wide hallway has a galleried landing and attractive bespoke staircase. The gorgeous oak flooring flows throughout this level and the hallway leads off to a convenient tiled cloakroom, a useful office, sitting room and outstanding kitchen. The fabulous kitchen is a triple aspect room with a generous dining area along with sliding glazed doors to the balcony with those amazing views. There is an extensive range of principally Neff appliances including twin ovens, steam oven, microwave, induction hob with an extractor over, warming drawer, dishwasher, two fridges, wine fridge and a freezer. Extensive marble worksurfaces also extend across the large island which has twin sink units. The spacious sitting room has a contemporary Brabas fire with slate hearth and is flooded with daylight from the dual aspect full height windows and glazed sliding doors, providing a great vantage point for Solent gazing.

#### Ground Floor:

Three double bedrooms, two connected by an internal door, all look out to the well maintained garden. Each of these bright and airy rooms have an ensuite bath or shower room which are stylish and modern.

A long array of cupboards and storage line the hallway giving excellent extra space.

The utility room has built in cupboards, worksurfaces, ceramic sink unit, space and plumbing for a washing machine and tumble dryer. This room also houses the Vaillant gas boiler and hot water cylinder, with further space for a fridge and a door to the rear garden. The useful two ring gas hob is a convenient element for any al fresco meals.

#### Exterior

A gravelled drive leads to a gated parking area for a number of cars adjacent to the house entrance. Surrounded by mature trees and shrubs the house is nestled into this attractive area and even from the driveway there are tantalising glimpses of the sea. The main garden is at the rear of the house where a large partially covered natural stone terrace is across the width of the house with a lawn that runs to the timber boathouse. This beautiful outside space is filled with mature trees and shrubs with an attractive rockery and water feature and paths linking the driveway and rear garden. The boathouse is served by power and lighting with a further gravelled parking area.

#### Fishbourne

This village is found on the eastern border of Wootton Creek. Within this historic area is The Fishbourne Inn that dates from the 1900s and the famous Quarr Abbey that is a fully working Benedictine monastery. As well as a place to worship, it is renowned for its tea room and the pigs/piglets that live there. Fishbourne has good bus routes to Cowes, Newport and Ryde and a cycle trail runs between The Abbey and Binstead. This beautiful area has many woodland walks and paths and has red squirrels in abundance.

#### Further Information



Tenure: Freehold  
EPC: B  
Council tax band: G  
Mains electricity, gas, water and sewerage  
Ownership of foreshore and groyne  
Broadband: Super fast is available in this area  
Gas central heating via Vaillant boiler

#### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

#### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 185.8 sq. metres (2000.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited  
www.silverarchps.co.uk.  
Plan produced using PlanUp.

**Spindrift, 90A Fishbourne Lane, Fishbourne**