



1 Sandy Close
Blackwater | Isle of Wight | PO30 3BU

SELLER INSIGHT

“ I have lived in the bungalow for thirty years, though many of my neighbours have lived here much longer. Twenty years ago my large and extended family comfortably made full use of all the property has to offer. The self-contained annex served as a teenage retreat, both separate enough for privacy and close enough for support. The first bedroom, accessed separately from the rest of the house, became a therapeutic space for a period. Substantial off-road parking for up to seven vehicles between the driveway and inside the double wooden gates has been invaluable for entertaining visiting children, grandchildren and celebrating special occasions.

The garden is a third of an acre. In the past I have been almost entirely self-sufficient here, growing vegetables, producing poultry and eggs, and preserving food and sauces for the winter months.

A host of wildlife and birds live in the garden and surrounding fields, including red squirrels. We also have a family of hedgehogs who eat the slugs and snails, their presence is due in part to the fact that I have never used weed killer or chemicals on the land. I am proud that the property has an 'A energy certificate rating', the solar panels ensure that electricity costs are relatively low and the multifuel fires comfortably heat the rooms.

The garden backs on to uninterrupted fields which lead to Whitecroft and continue to Gatcombe. Living in Sandy Close is the best of both worlds. A rural location with just a short walk along the 'Troll Trail' foot path to Newport.

I will be sad to leave. I've loved being here, but my nest is empty and it's time to downsize. My hope is that this property will be loved by a family who will continue to respect the land and wildlife that make living here so special.

* 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

1 Sandy Close

Set behind attractive larch fencing, this charming energy efficient home, complete with solar panels, welcomes you with an enclosed front garden. A neat lawn and a pathway guides you towards the inviting porch entrance. A pedestrian gate and a pair of elegant oak double gates open to a generous hardstanding area, creating a sense of arrival while offering ample parking and a glimpse of the expansive garden beyond. In addition to the gated parking, there is also an additional area of hardstanding off the close, which gives space for an additional 5 vehicles to park.

The spacious porch, filled with natural light, creates a warm and practical entrance to the home. Its blend of brickwork, glazing and tiled flooring makes it an ideal space for shedding coats and boots while enjoying views across the front garden. From here, steps lead into the main hallway, where soft neutral décor and wood effect flooring set a calm and welcoming tone that continues throughout the property. This central space connects the principal rooms, including the kitchen, lounge and three of the bedrooms, and also provides access to a fully boarded loft.

The kitchen is a bright and contemporary space, designed with both style and practicality in mind. A large rear window frames views of the garden while allowing light to pour across the modern cabinetry, integrated appliances and sleek work surfaces. The adjoining lounge dining room is an impressive, expansive room, enhanced by a beautiful log burner set on a raised stone hearth. With a large window to the front and wide sliding doors opening to the rear terrace, this room enjoys a wonderful dual aspect, creating a natural flow between indoor and outdoor living.

The home offers four bedrooms, each with its own character and three of which have varnished French pine wooden floors, currently concealed with neutral carpeting. The main bedroom features a newly fitted 'Sharps' wardrobe system, a peaceful garden outlook and the convenience of an en suite cloakroom. Another bedroom enjoys an airy vaulted ceiling and mezzanine level, adding a unique touch along with its own en suite shower room. A third bedroom opens directly onto the rear terrace, filling the space with natural light, while the fourth provides further fitted storage and a serene view of the garden. A well presented family bathroom completes the internal accommodation.

The wrap around enclosed garden is a true sanctuary for nature lovers and those seeking a more self sufficient lifestyle. Enclosed by attractive fencing and thoughtfully landscaped, it offers a rich tapestry of lawned areas, mature planting, raised vegetable beds and a variety of fruit trees. Colourful borders attract bees and butterflies, while the multiple outbuildings provide endless opportunities for gardening, hobbies or storage. A large patio terrace offers a private, secure space ideal for outdoor dining or play, and the gentle presence of the River Medina at the edge of the plot adds a sense of tranquility and connection to nature.

Adding further versatility, a charming brick built annex sits within the garden, complete with a kitchenette, living area with log burner, shower room and access to a private raised deck.

The property has a private drainage system which has been recently upgraded with a Marsh sewage treatment plant. This property offers space, comfort and a wonderfully peaceful setting that feels both private and full of possibility.







Travel Information

11.9 miles from Yarmouth to Lymington Ferry Terminal
 6.8 miles from Fishbourne to Portsmouth Ferry Terminal
 8.4 miles from East Cowes to Southampton 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

Leisure Clubs & Facilities

1Leisure & Medina Theatre, Newport	2.9 miles
Newport Golf Club & Driving Range, Newport	2.2 miles
Newclose County Cricket Ground, Blackwater	0.9 miles
Lakeside Hotel & Spa, Wootton	5.8 miles

Healthcare

Doctors Surgeries	
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Healthcare, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
The Lighthouse Clinic, Newport	01983 552590

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	3.1 miles 01983 822099

Education

Primary Schools	
Carisbrooke C of E Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport C of E Primary School, Newport	01983 522826
Summerfields Primary School, Newport	01983 525085
Hunnyhill Primary School, Newport	01983 522506

Secondary Schools/Colleges	
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The 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

Entertainment

Restaurants / Bars
 The Bargeman's Rest, Newport
 Correo Lounge, Newport

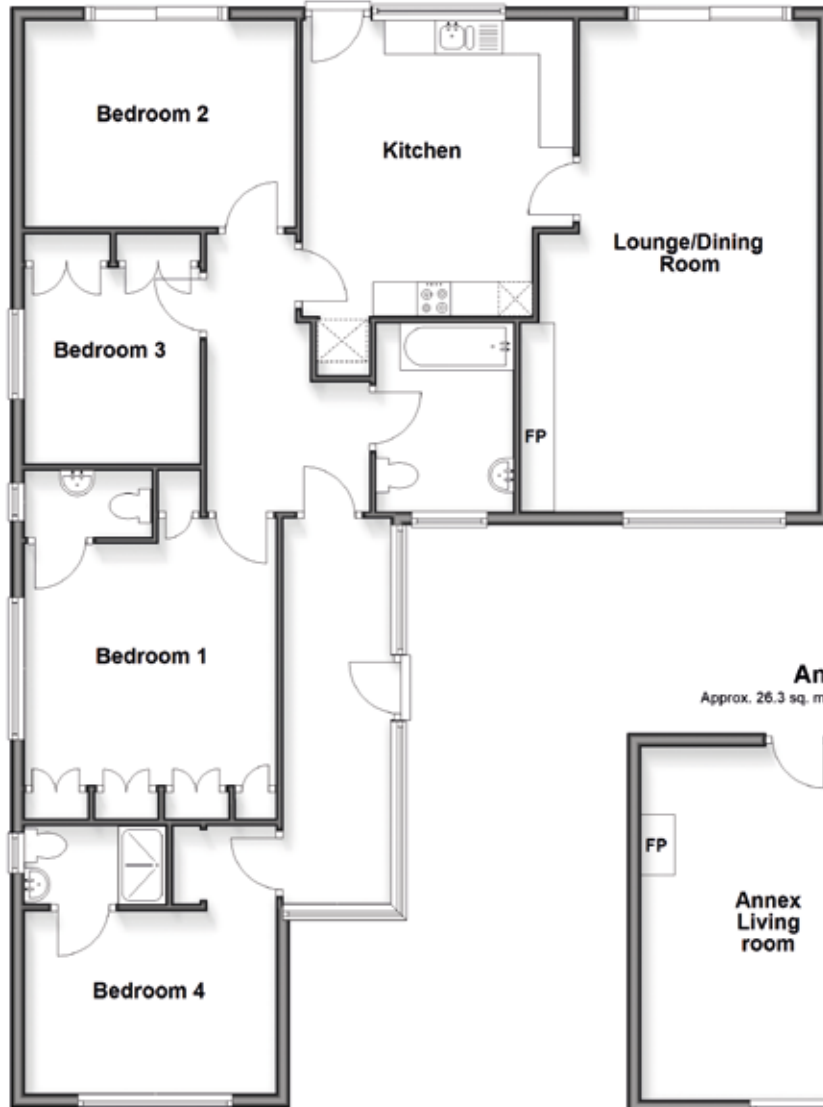
Da Vinci Mediterranean Restaurant, Newport
 Hewitt's Restaurant & Rooms, Newport
 Burrs, Newport
 Blacksmith Arms, Calbourne
 The Sun Inn, Calbourne
 Dairyman's Daughter, Arreton
 Fighting Cocks, Arreton
 Chequers Inn, Rookley
 The Garlic Farm Restaurant, Newchurch

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

Local Attractions / Landmarks

Monkey Haven Primate Rescue Centre, Newport
 Robin Hill Country Park, Downend
 Carisbrooke Castle, Carisbrooke
 Quarr Abbey, Binstead
 Amazon World Zoo Park, Newchurch
 Isle of Wight Pearl Centre, Brighstone
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 St Catherine's Oratory, Niton
 Wildheart Animal Sanctuary, Sandown

Ground Floor
Approx. 126.7 sq. metres (1363.5 sq. feet)



GROUND FLOOR

Entrance Porch	
Bedroom 4 / Study	11'6 x 8'11
En-Suite Shower Room	
Hallway	
Bedroom 1	12'2 up to fitted wardrobes x 11'10
En-Suite Cloakroom	
Family Bathroom	
Bedroom 3	9'3 up to fitted wardrobe x 8'5
Bedroom 2	13' x 9'9
Kitchen	14'2 x 13'1
Lounge / Dining Room	23'8 x 11'9

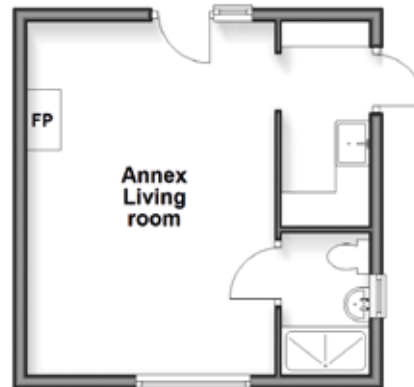
ANNEX

Anne Living Room	17'5 x 12'1
Annex Kitchenette	9'10 x 4'4
Annex Shower Room	

OUTSIDE

- Front Garden
- Driveway Parking
- Rear Garden

Annex
Approx. 26.3 sq. metres (283.2 sq. feet)



Council Tax Band: D
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: 30.04.2026



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