



Westwood House
Brocks Copse Road | Wootton | Isle of Wight | PO33 4NP

 FINE & COUNTRY





STEP INSIDE

Westwood House

This magnificent period property, built in 1910 for the managing director of the renowned worldwide shipping company Samuel Whites, is a true testament to elegance and grandeur. Designed with entertaining in mind, the property boasts spacious rooms filled with character features, creating a home that is both impressive and inviting.

Upon arrival, guests are welcomed into a commanding entrance hall, setting the tone for the rest of the house. This breathtaking space features a grand marble fireplace and an exquisite open-arm staircase that gracefully ascends to the first floor. From the entrance hall, the sunroom immediately captures attention, offering a tranquil space to sit and admire the vast, beautifully landscaped gardens that surround the home.

The main drawing room is a truly substantial space, bathed in natural light from its triple-aspect windows. A large fireplace serves as a focal point at one end, while a charming five-sided bay window creates a stunning alcove, flooding the room with light. Adjacent to this, the equally impressive sitting room at the rear of the property provides another bright and welcoming space, perfect for relaxation. Both rooms are conveniently served by a butler's kitchen, complete with ample cupboard storage and cooking facilities.

For formal gatherings, the grand dining room offers a refined setting with breathtaking views over the impressive formal sunken gardens and the large ornamental pond. This elegant space is designed for entertaining in style, with yet another stunning fireplace adding warmth and charm during the winter months.

Beyond the main living areas, what was once the servant's quarters now provides an array of additional rooms, enhancing the home's versatility. These include a spacious kitchen and breakfast room, and a playroom, all of which offer ample space for modern family

living. This wing seamlessly connects to a more recent addition—an outstanding leisure complex built at the turn of the century.

This exceptional complex is a luxurious retreat, featuring a beautiful indoor swimming pool, sauna, Jacuzzi, shower room, and changing facilities. A bright and airy orangery, complete with an additional kitchen area, makes this space perfect for relaxation and socialising. A striking glass atrium ensures the entire area is flooded with natural light, creating a warm and inviting atmosphere.

For those who require dedicated workspace, the home also offers two offices, conveniently located off the pool complex and via its own entrance, served by a ground-floor bathroom.

Upstairs, the main house boasts four well-appointed bedrooms together with a family bathroom and cloakroom. The main bedroom suite is particularly impressive, mirroring the five-sided bay window feature seen in the drawing room. This bedroom is further enhanced by its own private dressing room and a spacious en-suite bathroom, ensuring a luxurious and comfortable retreat. There are three further bedrooms in the eastern wing, creating a separate dwelling if required, accompanied by the ground floor living areas.

Set within approximately 6.6 acres of land, the property enjoys stunning grounds consisting of a dedicated area of wildflower meadow, woodland, formal gardens and Paddocks, that offer both beauty and privacy. Despite its idyllic and secluded setting, the home remains easily accessible, with convenient connections to both of the main ferry terminals to the mainland.

There is an opportunity for subdivision should buyers wish to create separate dwellings, planning permission has been approved under ref 23/00549/FUL on iow.gov.uk.







Travel Information

1.8 miles from Fishbourne to Portsmouth Ferry Terminal
3.2 miles from East Cowes to Southampton Ferry Terminal
4.6 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

Leisure Clubs & Facilities

Seaview Yacht Club Seaview	7.2 miles
Ryde Golf Club, Ryde	3.4 miles
Royal Victoria Yacht Club, Fishbourne	2.2 miles
1Leisure Medina Centre, Newport	2.9 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	4.3 miles 01983 822099

Education

Primary Schools
Wootton Community Primary School, Wootton
Binstead Primary School, Binstead
St Mary's Catholic Primary School, Ryde
Haylands Primary School, Ryde
Oakfield CE Primary School, Ryde
Dover Park Primary School, Ryde

Secondary Schools/Colleges
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

01983 882505
01983 562341
01983 562000
01983 563372
01983 563732
01983 562617

01983 567331
01983 562229
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
The Binstead Arms, Binstead
Fishbourne Inn, Fishbourne
Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton
The Sloop Inn, Wootton
Folly Inn, East Cowes
The Lifeboat, East Cowes
The Cockle, Island Harbour
Bargemans Rest, Newport Quay

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

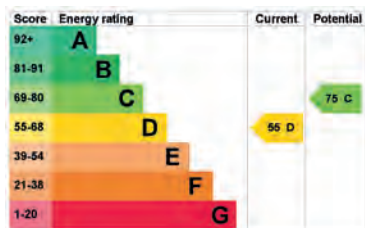
Local Attractions / Landmarks

Quarr Abbey - Binstead
Osborne House – East Cowes
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
Bembridge Windmill - Bembridge

Ground Floor
Approx. 572.1 sq. metres (6158.2 sq. feet)



Council Tax Band: H
Tenure: Freehold



Split Level First Floor
Approx. 299.0 sq. metres (3218.7 sq. feet)



GROUND FLOOR

Entrance Porch	8'6 x 5'4
Entrance Hallway	26'2 x 15'11
Cloakroom	
Drawing Room	28'9 x 18'10 plus 9'7 x 7'1
Butler's Kitchen	11'11 x 8'10
Sitting Room	24' x 16'
Garden Room	15' x 11'3
Dining Room	24'1 x 16'1
Study	11'9 x 9'4
Cloakroom	
Boot Room	10'11 x 9'4
Kitchen / Breakfast Room	19'4 x 11'10
Family Room	15'11 x 13'11
Utility Room	7'6 x 6'4
Playroom	11'5 x 9'10
Shower Room	11'5 x 9'10
Orangery Kitchen Area	10'6 x 10'
Orangery	20'9 at widest point x 11'11
Gym	16'4 x 8'11
Swimming Pool	54'2 x 21'7
Changing Room	
Sauna	
Jacuzzi	
Steam Room	
Cloakroom	
Office 1	
Office 2	
Bathroom	

SPLIT LEVEL FIRST FLOOR

Landing	17'5 x 14'8
Bedroom 1	18'5 x 17'8 plus 9'8 x 8'5
Dressing Room	18'11 x 10'4
En-Suite Bathroom	12' x 8'9
Cloakroom	
Bedroom 2	24'2 x 16'1
Bathroom	8' x 7'
Bedroom 3	22'8 x 16'
Bedroom 4	13'5 x 11'10
Family Bathroom	15'9 x 12'1
Bedroom 5	15'6 x 13'11
En-Suite Shower Room	8'10 x 5'10
Bedroom 6	17'4 x 14'10
En-Suite Shower Room	9'5 x 6'
Bedroom 7	16'1 x 7'2

OUTSIDE

Formal Gardens
6.6 Acres of Grounds
Ample Driveway Parking
Outbuildings

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