



CPR Certificate Not Signed



Price

£795,000
Freehold

Popham Road, Shanklin, Isle of Wight, PO37

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11.4 miles from Fishbourne to Portsmouth Ferry
9.9 miles from Ryde Catamaran & Hover Travel
13 miles from East Cowes to Southampton Ferry



This exceptional period villa represents a rare opportunity to acquire a beautifully presented home offering generous accommodation, privacy, and an enviable location close to the heart of Shanklin Old Village.



Elegant 1924 detached villa set within 0.38 acres

Sought-after location near Shanklin Old Village and Rylstone Gardens

All double bedrooms including three en-suite bedroom suites

Extensive reception space with veranda and conservatory

Beautifully landscaped gardens, gated driveway and integral double garage

Extensive and versatile living





This elegant detached villa, originally built in 1924, has been sympathetically updated to maintain its beautiful period character, while offering modern comforts. The property is set in a quiet cul-de-sac, with a large garden and ample driveway parking. Located on the outskirts of the highly desirable Shanklin Old Village and within easy walking distance of the renowned Rystone Gardens, the property enjoys a prime position that combines privacy with convenience. The home offers a harmonious blend of period character and modern refinement, making it an exceptional family residence. The current owner has undertaken an extensive programme of refurbishment and remodelling, thoughtfully reconfiguring the original five- or six-bedroom layout into a luxurious four double bedroom home. The first floor is particularly impressive, featuring three well-proportioned bedroom suites, each with its own contemporary en-suite bathroom. The principal suite also benefits from a spacious dressing room, providing a private and elegant retreat. Accessed via an enclosed period porch, the accommodation opens into a welcoming entrance hallway. A striking

glazed veranda wraps around the front of the property, allowing an abundance of natural light to flow throughout the interior while also offering a covered seating area from which to enjoy the home's favoured south-easterly aspect.

The ground floor provides extensive and versatile living space, ideal for both family living and entertaining. There are four generously sized reception rooms, including a main sitting room overlooking the eastern gardens, two front-facing rooms enjoying a sunny southerly aspect currently used as a dining room and family lounge, and a further reception space offering flexibility of use. A ground floor double bedroom opens directly onto the veranda, making it well suited for guests or multi-generational living, with a cloakroom conveniently located nearby. The well-appointed kitchen features a range of neutral units and contrasting work surfaces, opening via double doors into a bright conservatory used as a breakfast room with garden views. Additional ground floor amenities include a utility and plant room, a home office, and an integral double garage. Externally, the

What the owner says...

"I have lived very happily in this house for over 25 years, and it has been a truly special place to call home."

Set in an idyllic, peaceful location, it offers beautiful, extensive walks right on the doorstep, perfect for dog lovers, with the added pleasure of easy access to the Old Village. The picturesque Shanklin Chine is just a few minutes walk away, leading down to the beach along one of the prettiest routes on the island.

What I will miss most are the wonderful neighbours and the strong sense of community – leaving will be incredibly hard."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ
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London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	69

54