

## Newport, Isle of Wight



- **Substantial Detached Period Property**
- **Many Original Edwardian Features**
- **Two Reception Rooms plus Garden Room & Hobby Room**
- **Large Garden with Summer House & Pergola**
- **Off Road Parking & Garage**



## About the property

Occupying an established position within the ever-popular Shide area, this substantial detached period residence presents an impressive and handsome appearance from the road. Dating from 1909, the property beautifully combines the charm and character of its Edwardian origins with the practical requirements of modern family living, offering generous and versatile accommodation throughout.

A welcoming entrance hall immediately sets the tone, featuring a stunning stained-glass inner door and an elegant period-style staircase rising to the first floor. Throughout the home, the current owners have carefully retained a wealth of original features, creating a property rich in character and warmth.

The principal reception rooms are particularly appealing, including a bay-fronted lounge and a beautifully presented family dining room, both providing excellent spaces for everyday living and entertaining. Complementing these rooms is a useful study/garden room, alongside an additional versatile room currently utilised as a sewing room but equally suited as a home office, playroom or hobby room. The generously proportioned kitchen serves as an excellent kitchen/breakfast room and enjoys direct access to the adjoining garden room, which in turn links seamlessly to the integral garage.

On the first floor, the accommodation continues to impress with four well-proportioned bedrooms and a stylish family bathroom featuring a classic roll-top bath and separate walk-in shower. A separate WC provides additional convenience, while plentiful built-in storage, wardrobes and further storage cupboards throughout the home enhance its practicality for family life.

Outside, the property enjoys a wonderfully private and sunny south-westerly facing rear garden, offering an ideal setting for relaxation and entertaining. The garden is predominantly laid to lawn and complemented by an abundance of mature shrubs, plants and established borders. A charming pergola creates a focal point within the grounds, leading to a quality Lushington-built summer house, currently transformed into a superb garden bar and social space.

To the front, a driveway provides convenient off-road parking, while the integral garage offers further storage and practicality.

The location is particularly appealing, combining easy access to countryside pursuits with everyday convenience. Residents can enjoy nearby cycle tracks and scenic walks across St George's Down, whilst remaining within comfortable walking distance of Newport High Street and a wide range of town centre amenities, including Marks & Spencer.

A rare opportunity to acquire a substantial and characterful family home in one of Newport's most desirable residential locations, offering flexible accommodation, beautiful gardens and an enviable blend of town and country living. Early viewing is highly recommended.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall  
Living Room 13'4 x 15'4  
Dining Room 11'1 x 11'11  
Sewing Room 11'6 x 7'3  
Kitchen 18'5 x 11'01  
Snug/Back of Garage 13'1 x 9'3  
Downstairs WC

### FIRST FLOOR

Landing  
Bedroom 1 15'5 x 10'3  
Bedroom 2 11'8 x 9'8  
Bedroom 3 7'4 x 9'9  
Bedroom 4 11'2 x 5'4  
Bathroom 7'2 x 7'4  
Separate WC

### OUTSIDE

Driveway  
Garage  
Walled front Garden  
Side Access  
Large Rear Garden  
Summer House/Bar  
Pergola

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

