

SPENCE WILLARD



9 Steephill Court Road, Ventnor, Isle of Wight

An exceptional Mediterranean-inspired oasis offering total privacy, modern sustainability, and meticulously landscaped grounds

VIEWING:

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A striking, southeast-facing property of generous proportions, offering four to five bedrooms and nestled within an area renowned for its favourable microclimate. Beautifully presented throughout with a recently installed bespoke Schüller kitchen with generous integrated storage. Stunning Mediterranean style courtyard garden, designed and installed by Ventnor Botanical Gardens displaying a variety of exotic planting, and swimming pool. The property is situated in an enviable, elevated position and just a short stroll from the iconic Steephill Cove and Ventnor Botanic Gardens. Enjoying a peaceful, quiet neighbourhood, this exceptional Mediterranean-inspired oasis offers total privacy, modern sustainability, and meticulously landscaped grounds.

ACCOMMODATION

ENTRANCE HALL A grand, dual-aspect entrance hall opens directly onto the Mediterranean courtyard garden, immediately setting a tone of sophisticated luxury. The space boasts Italian marble tiled flooring, a custom-made contemporary glass-panelled door that floods the area with natural light, and large, full-height storage cupboards with ample hanging space. From here, you have seamless access to all main reception rooms and bedrooms.

KITCHEN/BREAKFAST ROOM A true family focal point with stunning sea views. Recently installed, high-specification Schüller kitchen from Germany flawlessly optimises space with clever integrated storage and a sleek display cabinets. Premium AEG appliances include an extra-wide built-in fridge, separate freezer, a four-ring induction hob with extractor, a high-level single oven, a built in microwave and a fully integrated dishwasher. Granite composite sink and drainer with a flexible pull-down mixer tap. The breakfast area comfortably seats six and opens directly onto the courtyard garden. Glassed panelled doors through to:

SITTING ROOM, DINING ROOM The superb, open-plan, dual-aspect sitting room and dining area serves as a magnificent space for both relaxation and entertaining, anchored by a wood-burning stove with an exposed stainless-steel flue. The room is framed on two sides by stunning sea views and offers direct access to a beautifully secluded, south-facing balcony offering a spacious seating area. Large glass-panelled sliding doors seamlessly dissolve the boundary between the elegant interior and the expansive sun terrace. Stairs down to two Studies & Utility Room.

UTILITY ROOM/PLANT ROOM A dedicated utility and plant room serves as a functional space housing the solar panel controls and a premium Tesla 13.5 kW storage battery as well as providing a laundry area and general storage. Offering ample space for coats and footwear, the room features extensive worktops with under-counter storage cupboards, a sink and drainer with a flexible hose mixer tap, and dedicated space for a large, American-style double-fronted fridge/freezer, a wine fridge, washing machine, and dryer. Direct access out to the driveway and terraced garden.

STUDIES 1&2 Currently configured as two home offices with views over the front garden and driveway, this versatile area could easily be adapted into a games room or additional bedroom.

BEDROOM 1 Large double bedroom with views and access out onto the garden. Stylish built-in storage and display units with large sliding glass panelled wardrobes.

EN-SUITE BATHROOM Spacious panelled bathroom with elegant roll top bath. Tiled flooring with wash hand basin sat on vanity unit below. Traditional high level toilet system, and stainless-steel heated towel rail. Good sized airing cupboard with additional storage above.

BEDROOM 2 Large double bedroom (currently set up as an office) with southeast facing views of the terraced garden and sea. Built-in wardrobes. NB – sufficient space to create an en-suite shower room backing onto family bathroom.

BEDROOM 3 Spacious double bedroom with views out over the garden. Large built-in wardrobe with sliding doors.

BEDROOM 4 Good sized double bedroom with some sea views and overlooking the front terraced garden. Large built-in wardrobe with sliding doors.

FAMILY BATHROOM Large spacious tiled bathroom with a stunning Lucite acrylic bath with mixer taps, separate shower with fitted full height shower panels. Large stylish wash hand basin sat on vanity unit below, stainless steel heated towel rail, large, illuminated wall mirror and WC.

OUTSIDE

The property is approached via a private driveway providing comfortable parking for three vehicles, equipped with a dedicated EV charging station. This area offers direct access to the utility and plant room, with an elegant flight of steps ascending to the main entrance and primary living accommodation. A standout feature is the breathtaking, low-maintenance Mediterranean garden, expertly designed and installed by the prestigious Ventnor Botanical Gardens. This tranquil, secluded sanctuary features a banked garden with extensive structural planting and multiple intimate seating areas. The grounds are richly populated with exotic flora, including mature tree ferns, a variety of established palms, and pomegranate, lemon, and olive trees. Outdoor living is further enhanced by an enclosed, south-facing sun terrace, as well as an elevated upper terrace featuring a mature grape vine and the possibility of a dedicated viewing platform.

At the heart of the garden is a fully heated 24ft x 12ft **SWIMMING POOL**, framed by elegant sandstone tiling. Powered by an energy-efficient air-source heat pump and complete with a fitted cover, the pool was meticulously relined in 2025. The exterior is completed by two substantial, spacious storage sheds, ideal for garden maintenance and leisure equipment.

SERVICES Mains electricity, water, gas and drainage. Gas-fired central heating, solar panels & Tesla battery storage.

TENURE Freehold

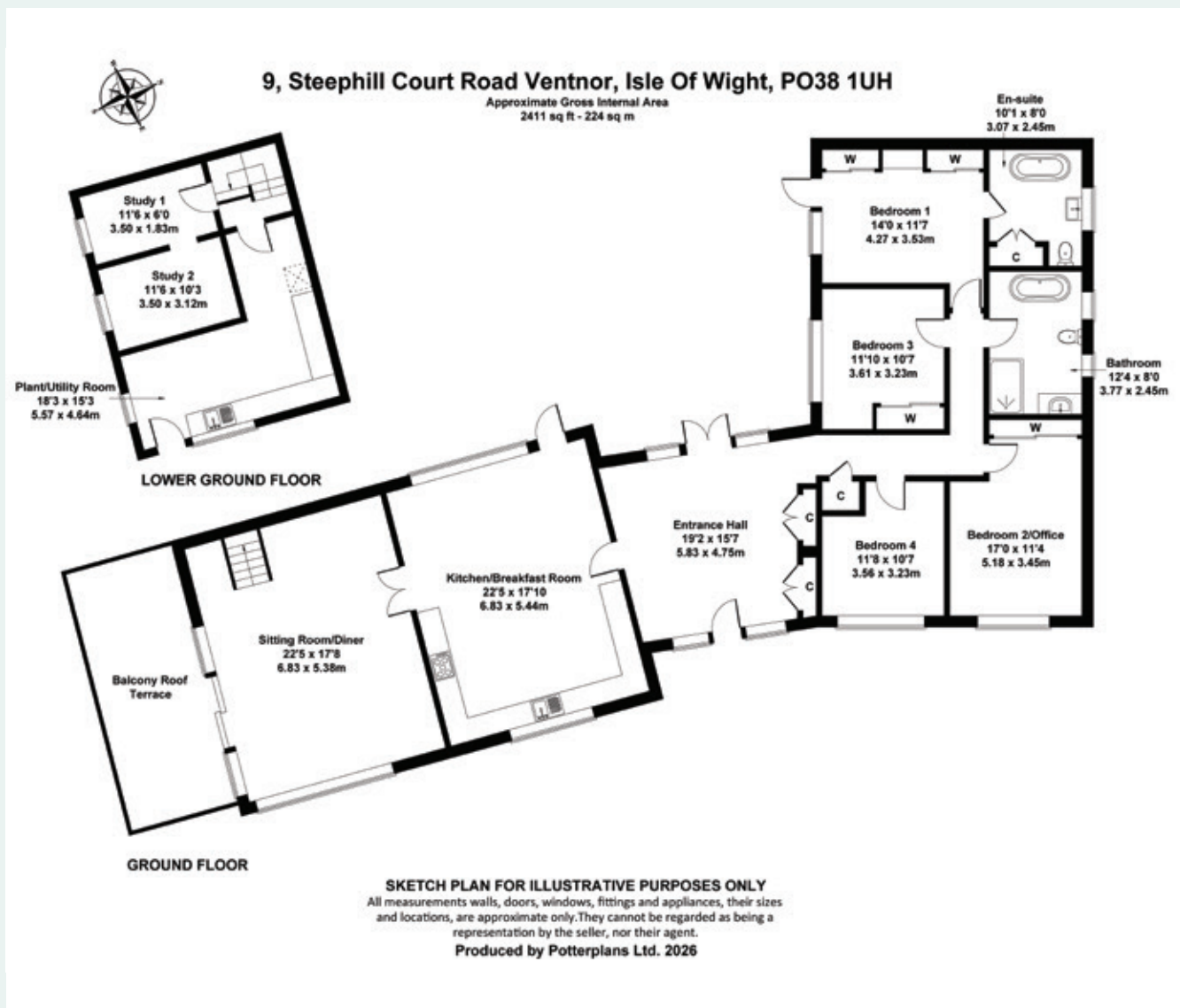
COUNCIL TAX Band F

EPC Rating C

POSTCODE PO38 1UH

VIEWINGS Strictly by appointment with the sole selling agent, Spence Willard.





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