



Newington House
Godshell Road | Whitwell | Isle of Wight | PO38 2AG

SELLER INSIGHT

“ Since moving here in 2014 we have enjoyed creating a beautiful garden from a blank canvas on our 2 acre site We planted over 80 native trees, created an English native hedgerow and dug a wildlife pond.

Over the years we have been rewarded by wildlife moving into the garden to entertain us. A family of Moorhens have bred on the pond for the last 5 years and Swallows return to the barn to breed.

By feeding the Red Squirrels when we first moved in, they have been a constant source of entertainment. Quiet Summer evenings are spent outside watching and listening to the wildlife whilst viewing the ever-changing views and sunsets.

Winter evenings are spent in the cosy “snug” in front of the log burner watching the ever changing views and sunsets over the Downs.”*

* 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

Newington House

Set within approximately two acres of glorious countryside, this impressive and sympathetically extended period home offers a rare combination of character, space, versatility and tranquillity. Retaining many original features dating back to 1909, the property has been thoughtfully refurbished to provide contemporary family living while preserving its distinctive charm. Light and airy throughout, the accommodation is arranged over three floors and enjoys wonderful views across the surrounding gardens, downland and countryside.

The ground floor provides an inviting entrance through a glazed wooden porch into a spacious and beautifully appointed interior. The kitchen is both practical and characterful, featuring traditional-style cabinetry, solid oak worksurfaces, an inset Belfast-style sink and drainer, and a large Rangemaster cooker with four-ring hob, additional hot plates and double oven. An integrated dishwasher and space for a tall fridge freezer complete the well-equipped kitchen.

The generous dual-aspect dining area and living room provides an excellent setting for both entertaining and relaxed family life, with engineered wood flooring and a striking built-in log burner creating a warm and welcoming atmosphere. There is also a useful utility room with extensive fitted storage, oak worksurface and plumbing for a washing machine, together with a downstairs shower room. A charming snug retains numerous original features and benefits from French doors opening onto the sandstone patio and gardens, while a further garden room forms part of the extension and enjoys extensive views across the southwest-facing gardens and downland landscape.

The first floor offers four spacious bedrooms, including a particularly impressive principal bedroom with dual-aspect views over the garden and surrounding countryside, together with a beautifully fitted en-suite shower room. Two further bedrooms enjoy views towards the garden and St Catherine's Downs, while the fifth bedroom is a large double with views over the garden and

neighbouring fields. A study with useful eaves storage provides an ideal home-working space, and a further shower room serves the floor.

The second floor provides an additional spacious double bedroom with extensive eaves storage and far-reaching views towards St Catherine's Downs, accompanied by another en-suite shower room.

Outside, the property is equally impressive. A substantial oak-framed barn provides garaging for two cars, workshop space and generous additional accommodation, with power, lighting, a gardener's WC, sink and drainer, hot water and extensive storage. Currently arranged as a hobby room/gym, this highly versatile space has previously been used for additional family accommodation, offering considerable flexibility for future owners.

The beautifully maintained grounds extend to around two acres and include lawns, mature trees, hedgerows, a large wildlife pond with a summer house perfect for admiring the scenery, as well as numerous areas for outdoor seating. A greenhouse and gated vegetable garden benefit from natural well-water irrigation, while a restored well supplies water for the gardens and greenhouse. The grounds also incorporate part of the original Island railway embankment, creating a fascinating feature and commanding views across the countryside.

A large gravelled driveway provides extensive off-road parking, while a substantial sandstone patio and attractive front garden enhance the setting. The surrounding countryside offers exceptional walking opportunities, including routes across Stenbury Downs and towards the Worsley Obelisk and nearby villages. Newport and the wider amenities of the Island remain readily accessible, while the overall setting provides an exceptional sense of peace, privacy and connection with the countryside. There is also the opportunity, subject to separate negotiation, to acquire an adjacent additional seven acres of neighbouring pastureland or equestrian land.







Travel Information

10.5 miles from Fishbourne to Portsmouth Ferry Terminal
12.1 miles from East Cowes to Southampton Ferry Terminal
16.9 miles from Yarmouth to Lymington 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, Newport	8.1 miles
Newport Golf Club, Newport	7.4 miles
Rookley Country Park Fishing, Rookley	3.6 miles
Newclose County Cricket Ground, Newport	6 miles

Healthcare

Doctors Surgeries	
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	4.4 miles (01983 822099)

Education

Primary Schools	
Chillerton & Rookley Primary School, Rookley	01983 721207
Arreton St Georges C of E Primary School, Arreton	01983 528429

Godshill Primary School, Godshill
Niton Primary School, Niton
Newchurch Primary School, Newchurch
Newport C of E Primary School, Newport
Carisbrooke C of E Primary School, Carisbrooke

Secondary Schools/Colleges
The Island Free School, Ventnor
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
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

Entertainment

Restaurants / Bars
The White Horse, Whitwell
Griffin, Godshill
The Wight Mouse, Chale
The Buddle Inn, Niton
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton

01983 840246
01983 730209
01983 865210
01983 522826
01983 522348

01983 857641
01983 403284
01983 524651
01983 537 070
01983 861222
01983 562229
01983 522886
01982 526631

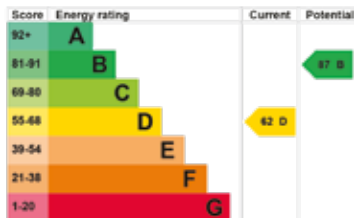
01983 522 917
01983 524 634
01983 852722

The White Lion, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch

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

Local Attractions / Landmarks

St Catherine's Oratory – Ventnor
Blackgang Chine - Chale
Donkey Sanctuary - Wroxall
Isle of Wight Pearl Centre - Brighstone
Model Village – Godshill
Appuldurcombe House – Wroxall
Needles Landmark Attraction - Totland
The Wildheart Animal Sanctuary - Sandown
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch



GROUND FLOOR

Entrance Porch	
Hallway	
Snug	13'1 x 13'
Sitting Room	13'1 x 12'10
Kitchen/Dining Area	10'0 x 24'7
Shower Room	
Utility Room	
Garden Room	15'5 x 13'

FIRST FLOOR

Landing	
Bedroom 1	15'5 x 12'10
En-Suite Shower Room	
Bedroom 3	13'1 x 11'10
Bedroom 4	12'10 x 10'10
Bedroom 5	12'8 x 10'
Family Bathroom	
Study	12'2 x 7'7

SECOND FLOOR

Bedroom 2	23'4 x 14'7
En-Suite Showe Room	

OUTBUILDING - GROUND FLOOR

Double Garage	21'10 x 18'10
Workshop	17'5 x 15'9
Utility	

OUTBUILDING - FIRST FLOOR

Studio Living Room	32'2 x 21'4
Studio Toilet	

OUTSIDE

Front Garden
Rear Garden
Driveway Parking

Council Tax Band: E
Tenure: Freehold

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