



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Simland

18 St. Georges Lane, Newport, Isle of Wight PO30 3BA



£345,000
FREEHOLD



Simland is a beautifully presented detached bungalow in a tranquil semi-rural setting, with stylish interiors, three bedrooms, a detached garage, generous parking and generous private gardens.

- Beautifully presented 1930s detached bungalow
- Three bedrooms and generous natural light
- Spacious lounge/diner with garden access
- Well-established plot with mature planting
- Detached garage and ample driveway parking
- Set on a quiet lane that leads onto St Georges Down
- Stylish, carefully considered décor throughout
- Sundek, front terrace and large rear lawn
- Side access to both sides of the property
- Sought-after semi-rural yet convenient position

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Set in an enviable, tucked-away position on the outskirts of Newport, Simland is a beautifully presented detached bungalow originally dating from the late 1930s, offering a wonderfully light and stylish home with a strong sense of individuality. The accommodation has been well maintained and thoughtfully arranged, with elegant décor that complements the character and proportions of the property. A generous lounge/diner forms the heart of the home, opening directly onto a raised sundeck and garden, while three bedrooms, a well-appointed kitchen and a luxurious bathroom provide comfortable, practical living. Outside, the property continues to impress with plentiful driveway parking, a detached garage, access to both sides, a front terrace and a large rear lawn framed by mature trees for a private, leafy outlook.

Located in an enviable, tucked-away position on a tranquil lane on the outskirts of Newport, Simland is perfectly placed for those seeking a peaceful semi-rural setting without compromising on everyday convenience. St Georges Lane leads onto the spectacular St Georges Down, where elevated countryside, far-reaching views, Newport Golf Club and an extensive network of rural footpaths and bridleways are all close at hand. Newport itself offers a wide range of amenities including High Street shops, restaurants, cafés, supermarkets and a cinema complex, while multiple schools at primary and secondary level are within walking distance. The property is also well connected by public transport, with Southern Vectis bus stops located moments away on Blackwater Road. Its central island position makes it especially convenient for exploring the Isle of Wight, including the beautiful West Wight, while regular car ferry links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a 20-minute drive, with the Cowes to Southampton catamaran foot passenger service approximately six miles away.

Approached along a quiet lane with a distinctly leafy, rural feel, Simland enjoys a discreet and welcoming position set back from the road. A generous gravelled driveway provides plenty of parking and leads to the detached garage, while a raised front terrace creates an attractive arrival point with space for potted planting and outdoor seating. The front elevation has a pleasing mid-century simplicity, softened by mature planting and framed by established greenery, giving the home an inviting first impression.

Porch

A practical entrance porch provides a useful transition into the home, ideal for coats, boots and everyday comings and goings. From here, the accommodation opens into the central hallway.

Entrance Hall

The entrance hall has a warm and welcoming feel, with sage green tones, wood-effect flooring and a central position that connects the principal rooms. It gives an immediate sense of the home's considered style, with decorative detailing and glazed internal doors adding character and light.

Lounge/Diner

A generous and beautifully styled living space, the lounge/diner enjoys excellent natural light from a wide window and glazed doors opening directly onto the rear sundeck. There is ample room for both relaxed seating and dining, with a charming fireplace creating a focal point and the chic décor enhancing the property's mid-century proportions. The direct garden connection makes this a particularly appealing room for entertaining or simply enjoying the outlook.

Kitchen

The kitchen is well arranged with a range of white cabinetry, wood-effect work surfaces, metro-style tiling and a large window overlooking the garden. There is space and plumbing for appliances, an integrated oven with hob and extractor, additional shelving and a useful breakfast bar area. A glazed door provides convenient access to the side of the property.

Bedroom One

Positioned to the front of the property, bedroom one is a comfortable double room with a wide window allowing plenty of natural light. Soft neutral tones, fitted storage and warm flooring create a calm and restful atmosphere.



Bedroom Two

Bedroom two is another well-proportioned room, with elegant neutral décor, built-in storage and a generous window, it offers flexibility as a double bedroom, guest room or work-from-home space.

Bedroom Three

The third bedroom is a versatile room, currently used as a study. Its proportions make it ideal as an extra bedroom, a nursery, dressing room, hobby space or a home office, depending on the needs of the buyer.

Family Bathroom

The fabulous bathroom combines deep, dramatic wall colour with classic fittings and patterned flooring to create a wonderful space. A freestanding roll-top bath sits alongside a luxuriously large separate walk-in shower enclosure, with a traditional-style basin, WC, brass-toned fittings and two obscure windows completing the space.

Outside

Simland enjoys a generous plot with useful outside areas to the front, side and rear. The gravelled driveway provides ample parking and leads to a detached garage, while side access is available on both sides of the bungalow. A raised front terrace offers an attractive seating area, and to the rear, the lounge/diner opens onto a substantial sundeck with space for outdoor dining. Steps lead down to a large lawn, enclosed by mature trees and established planting, creating a private and leafy garden with a wonderful sense of calm.

Garage

The detached garage sits beside the driveway and provides useful storage, workshop potential or parking, complementing the already generous driveway space.

In Summary

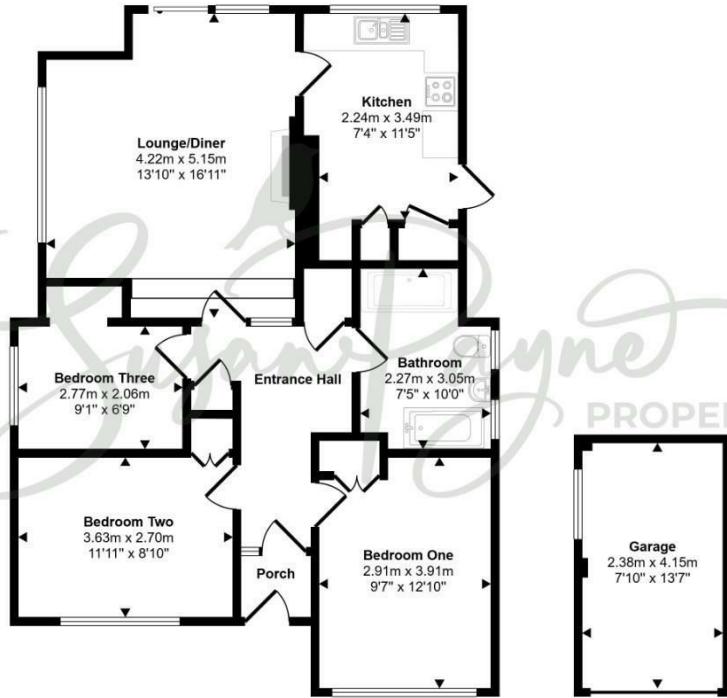
Simland is a particularly appealing detached bungalow, combining a peaceful position with stylish interiors, excellent natural light and generous outside space. The layout is practical and versatile, the presentation is warm and individual, and the setting offers a rare balance of countryside access and Newport convenience. With its detached garage, ample parking, sundeck, large private lawn and quiet lane location leading towards St Georges Down, this is a home with plenty to admire. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: D (Approx £2685.26 for 2026/27 | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
89 sq m / 956 sq ft



Floorplan
Approx 79 sq m / 849 sq ft

Garage
Approx 10 sq m / 106 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
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			
England & Wales		70	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales			
EU Directive 2002/91/EC			

Agent Notes:

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