Heronfield, Newport Road, Whitwell, Isle of Wight, PO38 2QW

BCM Wilson Hill

A detached chalet bungalow enjoying outstanding countryside views, set within a cul-de-sac of just four homes in a peaceful rural setting.

- Detached chalet bungalow in a quiet cul-de-sac
- Elevated position with far-reaching countryside and Downs views
- Spacious living areas including conservatory and separate dining room
- Landscaped rear garden backing onto open fields
- Driveway parking, garage, workshop and car port
- Potential for annexe accommodation

Guide Price £380,000

Description

Offered to the market chain free, Heronfield presents a rare opportunity to acquire a well-proportioned home occupying an enviable position on the edge of open countryside, with uninterrupted views towards the Downs.
The property is approached via a private driveway providing off-road parking for several vehicles, in addition to a car port and garage. A neatly maintained front garden creates an attractive first impression, while to the rear the gardens have been thoughtfully landscaped to take full advantage of the surrounding views, featuring a pond, greenhouse and a range of seating areas backing directly onto fields and rolling hills.

GROUND FLOOR

Entrance Porch
Enclosed porch leading to the main hallway.

Entrance Hallway
Central hallway with airing cupboard and access to all principal rooms.

Cloakroom/WC
WC and wash hand basin.

Family Bathroom
Bath with shower over, wash hand basin and WC.

Kitchen
Fitted with wall and base units, work surfaces.

Dining Room
Separate dining room located off the kitchen.

Lounge
Main reception room with log burning stove and opening to conservatory.

Conservatory
Overlooking the rear garden and countryside with doors to rear.

Bedroom 1
Double bedroom overlooking the rear garden.

Bedroom 2
Double bedroom overlooking the rear garden.

Garage/Workshop
Integral garage with adjoining workshop space.

FIRST FLOOR

Attic Room 1
Open plan space with Kitchenette and countryside views.

Attic Room 2
Previously used as a double bedroom.

En-Suite Shower Room
Shower, wash hand basin and WC.

Eaves Storage
Storage within the roof space.

GARDENS & GROUNDS

Front Garden
A neatly maintained frontage, mainly laid to lawn with established planting.

Driveway & Parking
Private driveway providing off-road parking for multiple vehicles.

Car Port / Lean-To
Covered parking space adjoining the property.

Rear Garden
A beautifully landscaped garden with a pond, mature planting and seating areas, backing directly onto open countryside and enjoying uninterrupted views.

Greenhouse & Garden Shed
Useful outbuildings supporting gardening and storage.

SITUATION
Heronfield is located on the outskirts of the sought-after village of Niton, approximately half a mile away. The village offers a range of everyday amenities including a well-regarded convenience store, GP surgery, pharmacy, post office, public houses, library and primary school.
The county town of Newport is approximately a 20-minute drive, providing a wider range of shopping, leisure and transport connections.

METHOD OF SALE
Heronfield is offered for sale by private treaty.

TENURE
Freehold.

RIGHTS OF WAY
There are no public or private rights of way across property.

COUNCIL TAX
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ACCESS
The property is accessed off Newport Road via a private access road.

SERVICES
Mains water and electricity are connected. Heating is provided via an air source heat pump, with hot water supplied by an electric immersion system. Drainage is to a septic tank, which we understand does not comply with current regulations.

PLANNING/BUILDING REGULATIONS
The first floor accommodation was created approximately 10 years ago and does not benefit from a formal Building Regulations completion certification. A structural engineer's report commissioned by the owners has identified no concerns.

The space is currently arranged as additional bedroom and living accommodation; however, prospective buyers should note that lack of certification may be raised during the conveyancing process.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY
Isle of Wight Council

POSTCODE
PO38 2QW

PLANS, AREAS AND SCHEDULES
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWINGS
Viewings strictly by appointment with BCMWH Isle of Wight.

FIXTURES AND FITTINGS
BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

WHAT3WORDS
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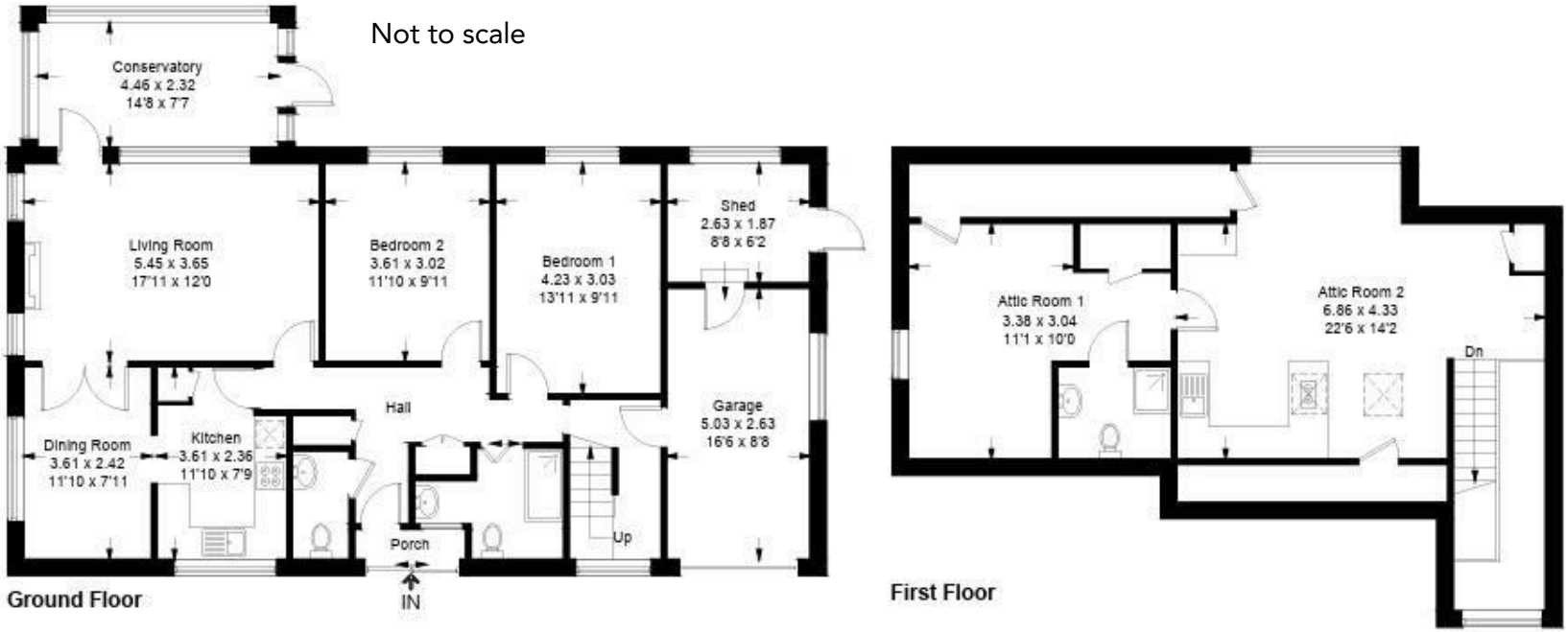

Viewings
By appointment with BCM Wilson Hill
Mr Daniel Ward, BCM Wilson Hill
t: 01983 828805
e: dward@bcmwilsonhill.co.uk
NB: These particulars are as at 16th October 2026

IMPORTANT NOTICE
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ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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