



Honeywood House
41 Leeson Road | Ventnor | Isle of Wight | PO38 1PS

SELLER INSIGHT

“Honeywood House has truly been our dream home. Sadly, due to unforeseen family circumstances, we now need to relocate.

What first captured our hearts were the breathtaking, uninterrupted sea views. We never tire of watching ships and sailing boats pass by, and the ever-changing seascape provides a beautiful backdrop throughout the year.

From the conservatory and rear garden, we enjoy views across National Trust land, where goats can often be seen grazing and hawks soaring overhead. The surrounding natural beauty is exceptional, with countless stunning walks right from our doorstep.

We make the most of the coastline and regularly swim in the sea for at least six months of the year. Despite feeling wonderfully immersed in nature, we are still within easy reach of excellent cafés and restaurants, and benefit from a reliable public transport network, making it possible to enjoy the area without relying entirely on a car.

This special location, and the island itself, has brought us so much happiness. It is a magical place that will always hold a special place in our hearts.”*

* 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

Honeywood House

An elevated position and sweeping coastal views set the tone for this beautifully situated home, where light, space and potential come together in a rare and appealing combination. Designed to make the most of its outlook, the property enjoys a generous south facing patio that captures sunshine throughout the day and provides an idyllic setting for outdoor dining, relaxation or simply admiring the ever changing seascape.

Inside, the accommodation flows comfortably and offers an inviting sense of scale. The ground floor features two spacious reception rooms, each enhanced by bay windows framing the sea and filling the home with natural light. These rooms create an elegant backdrop for both everyday living and entertaining. A dedicated home office adds valuable flexibility, ideal for those who work remotely or require a quiet study space.

The kitchen is well appointed with neutral cabinetry, plentiful storage and a practical breakfast bar, forming a sociable hub at the heart of the home. A useful utility room sits adjacent, keeping household tasks neatly tucked away, while a separate cloakroom completes the ground floor layout.

Upstairs, the first floor continues to impress. Three bedrooms offer comfortable accommodation, with two generous doubles positioned to take full advantage of the panoramic views. A family bathroom and a modern shower room serve the bedrooms, providing convenience for family living or visiting guests. One of the standout features of the home is the elevated conservatory, a bright and tranquil retreat overlooking the rear garden. This delightful space offers a superb vantage point and direct access to the outdoors, making it perfect for morning coffee, reading or simply enjoying the peaceful surroundings.

The grounds are extensive and thoughtfully arranged. The front garden is attractively tiered with mature shrubs, leading to a sun terrace and the main entrance. To the rear, a lawned garden rises to a paved terrace, complemented by fruit trees, a timber shed and a brick built shed, offering excellent storage and gardening potential. A detached garage and parking bay for two vehicles complete the external features.

Set within easy reach of the sought after coastal towns of Ventnor and Shanklin, the property enjoys a location rich in natural beauty. A network of coastal and countryside walks lies close by, making this an exceptional choice for those who value outdoor living, scenic landscapes and a relaxed pace of life. With its generous plot, captivating views and scope to extend, this home presents an exciting opportunity to create something truly special in one of the Isle of Wight's most enchanting settings.







Travel Information

13.6 miles from Fishbourne to Portsmouth Ferry Terminal
 15.2 miles from East Cowes to Southampton Ferry Terminal
 20.6 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

Ventnor Tennis Club, Ventnor	0.7 miles
Ventnor Golf Club, Ventnor	1.8 miles
1.Leisure The Heights, Sandown	4.7 miles
Rew Valley Sports Centre, Ventnor	1.8 miles

Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12.2 miles (01983 822099)

Education

Primary Schools:	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449
Godshell County Primary School, Godshell	01983 840246

Secondary Schools/Colleges:	
Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
 Bonchurch Inn, Bonchurch
 The Buddle Inn, Niton

White Horse, Whitwell
 White Lion, Niton
 The Hambrough, Ventnor
 The Royal Hotel, Ventnor
 The Crab Shed, Ventnor
 The Hillside, Ventnor
 The Met, Esplanade, Ventnor
 The Spyglass Inn, Esplanade, Ventnor

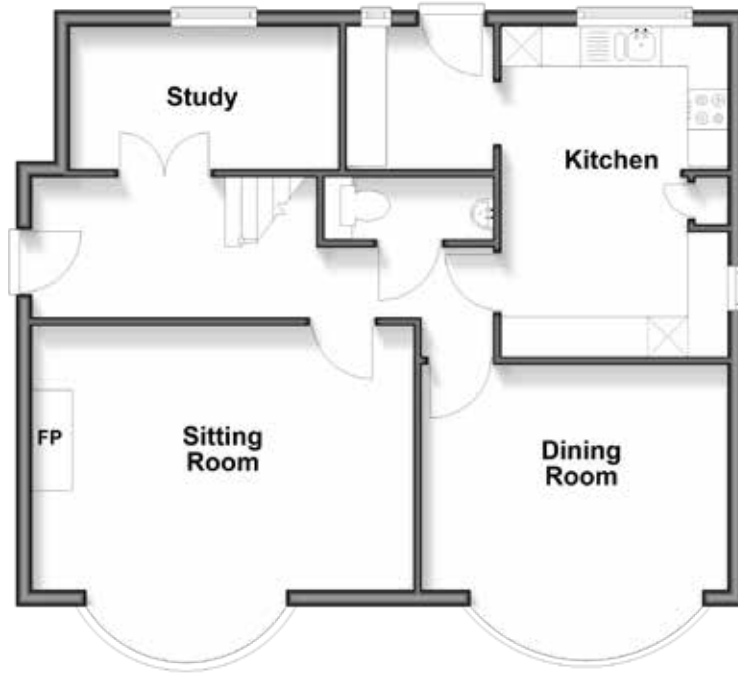
These bars and restaurants are available within a 5-mile radius of this home

Local Attractions / Landmarks

Ventnor Botanic Gardens – Ventnor
 St Catherine's Lighthouse, Niton
 Hoy Monument – Whitwell
 St Catherine's Oratory – Blackgang
 Alum Bay Theme Park, Totland Bay
 National Trust – Ventnor Downs, Ventnor
 Appuldurcombe House – Wroxall
 Isle of Wight Donkey Sanctuary, Wroxall
 Model Village – Godshell
 Shanklin Chine & Old Village - Shanklin
 The Wildheart Animal Sanctuary - Sandown
 Blackgang Chine – Blackgang
 Isle of Wight Pearl Centre - Chale

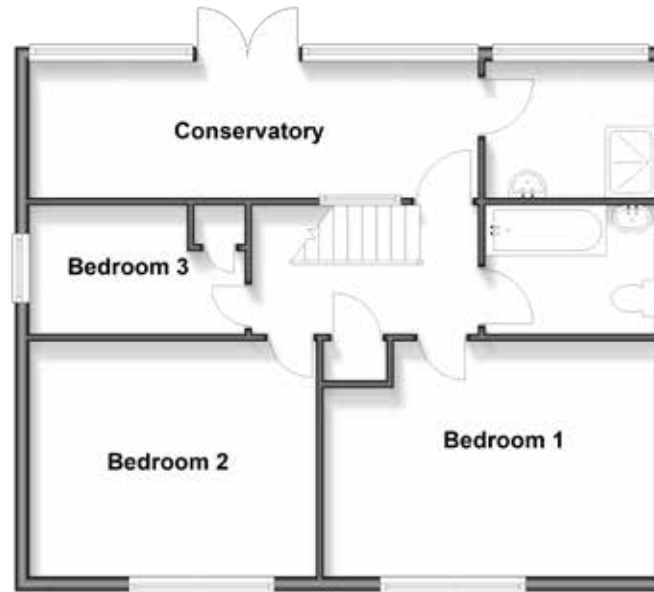
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



GROUND FLOOR

Hallway	
Cloakroom	
Study	10'11 x 5'8
Sitting Room	15'7 x 13'9
Dining Room	12'9 x 12'2
Kitchen	14'11 x 9'5
Utility Area	6'2 x 5'8

FIRST FLOOR

Landing	
Bedroom 1	15' x 10'8
Bedroom 2	13'7 x 10'9
Bedroom 3	10'2 x 6'11
Bathroom	
Conservatory	
Shower Room	

OUTSIDE

- Front Garden
- Rear Garden
- Driveway Parking
- Detached Garage

EPC Rating: D
Council Tax Band: E
Tenure: Freehold



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

