



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Woodland

2 Hollow Glade, Godshill, Isle of Wight PO38 3JQ



£395,000
FREEHOLD



A beautifully secluded detached home set within glorious mature gardens on the edge of sought-after Godshill, offering generous accommodation, fabulous potential and an idyllic setting backing onto equestrian land.

- Detached chalet bungalow in a wonderfully private setting
- Three generous double bedrooms with versatile floorplan
- Mature gardens filled with established planting
- Driveway parking and a garage
- Gas central heating and double glazed throughout
- Fabulous opportunity to update and create a forever home
- Spacious lounge-diner with hardwood parquet flooring
- Peaceful position on a quiet cul-de-sac
- Moments from the heart of highly sought-after Godshill village
- Offered for sale chain free and ready to move into

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

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Tucked away in an exceptionally peaceful position, Woodland presents a rare opportunity to acquire a detached home surrounded by beautifully established gardens in one of the Isle of Wight's most desirable villages. Having been carefully maintained over many years, the property now offers an exciting opportunity for a new owner to refresh and personalise the interiors, creating a truly exceptional home tailored to modern living. The accommodation has been thoughtfully arranged with generous room proportions and an easy-flowing layout, centred around an impressive dual-aspect lounge-diner with attractive hardwood parquet flooring and a feature fireplace. A bright conservatory extends the living space and provides uninterrupted views across the secluded gardens, while the modern kitchen and updated shower room mean the home already benefits from some key improvements. Outside, the mature gardens create a wonderfully private haven, overflowing with established shrubs, specimen trees and colourful planting, all backing onto open equestrian land to provide a remarkable sense of tranquillity rarely found so close to village amenities.

Godshill remains one of the Isle of Wight's most sought-after villages, admired for its picturesque medieval church, traditional thatched cottages and charming village centre. Woodland enjoys an exceptionally quiet and secluded position in a quiet cul-de-sac just a short distance from the heart of the village, where a range of everyday amenities include a primary school, doctor's surgery, post office, independent shops, cafés and highly regarded pubs and restaurants. Surrounded by miles of scenic footpaths and bridleways, the area is perfect for walking, cycling and enjoying the surrounding countryside, while regular bus services provide convenient links to Newport, Shanklin and Ventnor.

Welcome to Woodland

Set back from the road, Woodland immediately enjoys a feeling of peace and privacy. Mature hedging and established planting gently screen the property from its surroundings, while the attractive Island stone elevations sit comfortably within the beautifully landscaped gardens.

Porch

Creating a welcoming first impression, the UPVC porch is perfect for shoes and coats, with a door leading into the entrance hall.

Entrance Hall

The bright entrance hall provides access to the principal ground floor accommodation and immediately showcases the attractive hardwood parquet flooring that continues through much of the living space. The staircase rises to the first floor, while useful understairs storage helps keep everyday life neatly organised.

Lounge/Diner

Stretching the full depth of the property, this superb L-shaped reception room is undoubtedly the heart of the home. Hardwood parquet flooring, a central feature fireplace and large windows create an inviting space filled with natural light. Easily accommodating both formal seating and dining areas, it offers excellent flexibility for entertaining and everyday family life.

Conservatory

Positioned to take full advantage of the garden, the conservatory provides a peaceful additional reception space throughout the seasons. Glazed on three sides with doors opening directly onto the patio, it offers the perfect place to relax while enjoying uninterrupted views of the surrounding planting and visiting wildlife.

Kitchen

The fitted kitchen offers an excellent range of cream-fronted cabinetry complemented by timber-effect worktops and enjoys a lovely outlook across the garden. Well planned and practical, it provides plenty of storage and workspace while offering exciting scope for future enhancement should a buyer wish to create a more contemporary space.



Rear Porch

A useful addition, the rear porch provides direct access from the kitchen to the patio to the side of the property, and has the added benefit of plumbing/power for a washing machine.

Snug/Bedroom Three

A versatile room overlooking the front garden which could equally serve as a comfortable third bedroom, home office, snug or hobby room, providing valuable flexibility to suit a new owners requirements.

Cloakroom

Conveniently positioned on the ground floor, the cloakroom is fitted with a WC and vanity wash basin.

Landing

The spacious first-floor landing enjoys excellent natural light from a wide picture window overlooking the surrounding trees and provides access to two generous double bedrooms together with the family shower room. Additional space beneath the window could be utilised as a wonderful reading nook, study/office or dressing area.

Bedroom One

An impressive principal bedroom offering generous proportions beneath the vaulted ceiling, with fitted storage and pleasant views across the surrounding gardens, over the enchanting 'Model Village' with the impressive tower of All Saints' church in the background.

Bedroom Two

A further spacious double bedroom enjoying a lovely outlook, creating a peaceful guest or family bedroom.

Shower Room

The contemporary shower room has been updated with a large walk-in shower enclosure, pedestal wash basin and WC, all complemented by neutral tiling and natural light from the side window.

Outside

The gardens are undoubtedly one of Woodland's defining features. Beautifully established over many years, they provide complete privacy and a wonderful sense of seclusion. Sweeping lawns are bordered by mature shrubs, flowering borders, specimen trees and established hedging, creating colour and interest throughout the seasons while attracting an abundance of birds and wildlife. Hidden pathways connect the different areas of the garden, which include lawns, ponds and tucked away terraces. Backing directly onto equestrian land, the setting feels wonderfully rural despite being just moments from Godshill village. A detached garage and driveway provide excellent parking and additional storage.

Garage

Fabulous additional space, the single garage is a good size, with a door and window to the rear and an up-and-over door to the front.

In Summary

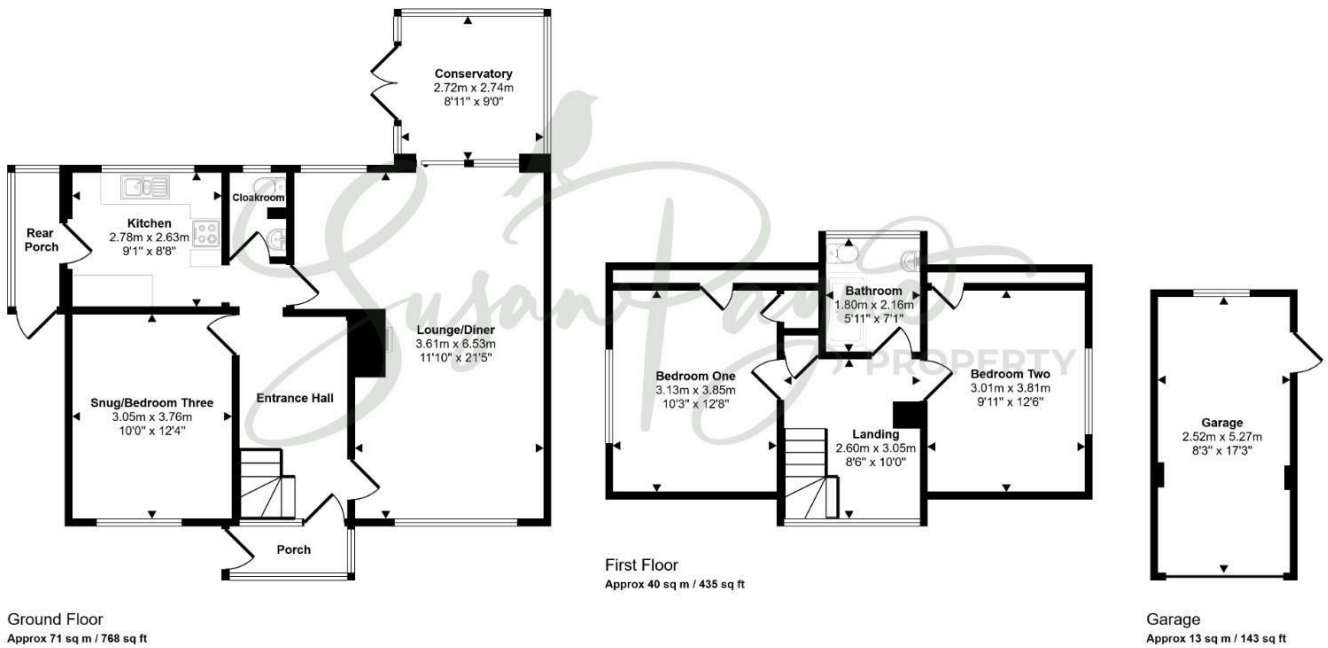
Offering generous accommodation, a peaceful and highly desirable setting, and exceptional scope to create a truly special home, Woodland represents a rare opportunity within one of the Isle of Wight's most desirable villages. With its flowing layout, beautiful mature gardens, modern kitchen and shower room already in place, and endless potential to add further value through cosmetic enhancement, this is a home ready for its next chapter. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

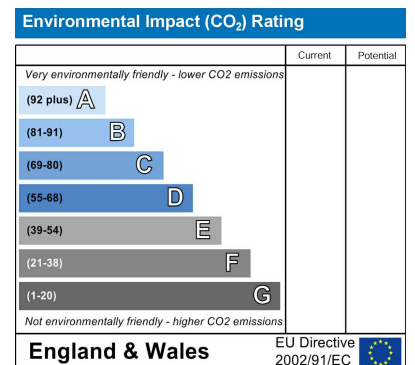
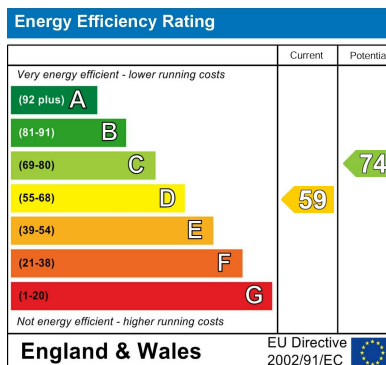
Tenure: Freehold | Council Tax Band: E (Approx £3104.36 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
125 sq m / 1347 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.



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