



# 7 WOODLANDS

Luccombe, Isle of Wight, PO37 6FJ

  
BCM  
Wilson  
Hill



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

# 7 WOODLANDS

Luccombe • Isle of Wight • PO37 6FJ

An exceptional contemporary home set high above Luccombe, commanding sweeping countryside and sea views across Shanklin Bay

## Ground Floor

Entrance Hall | Kitchen/Dining Area | Garden Room/Orangery | Sitting Room | W/C | Office/Store

## First Floor

Large Landing Area | Master Bedroom with En Suite Shower Room | Three Further Double Bedrooms, one with En Suite Shower Room | Family Bathroom

**In all 2260 sq ft (210 sq m)**

## Gardens and Grounds

Terrace Overlooking Large Wraparound Lawned Garden | Paved Driveway | Two Garden Sheds

**In all 0.18 acres**

## Guide Price

**£795,000**

## LOCATION

7 Woodlands is perfectly positioned on the edge of Shanklin Old Village, moments from Rylstone Gardens and the renowned coastal cliff path leading to Shanklin and Sandown's sandy beaches. Shanklin town centre offers an excellent range of independent shops, restaurants, a theatre and rail links via the Island Line to Ryde Pier Head, connecting with mainland ferry services to Portsmouth and onward to London.

The surrounding area is celebrated for its outstanding natural beauty, with easy access to the Luccombe and Wroxall Downs, coastal walks, secluded bays and Ventnor's botanical gardens, award-winning restaurants and vibrant seafront. The Island's favourable microclimate further enhances its appeal as both a permanent residence and a refined coastal retreat.

## THE PROPERTY

Occupying an elevated and highly sought-after position in Luccombe, 7 Woodlands is an impressive and beautifully crafted modern residence offering generous proportions, high specification finishes and breathtaking views across rolling countryside and to Sandown and Shanklin Bay. Constructed in 2019 and enjoying the balance of an NHBC warranty, this detached home combines refined contemporary design with a coastal setting.

The accommodation extends to approximately 201 sq m (2,163 sq ft) and is arranged with both family living and entertaining in mind.

## GROUND FLOOR

### Entrance Hall

A large central entrance hall, with large polished ceramic tiled flooring, and various storage options.

### Kitchen/Dining Area

The contemporary kitchen is finished in coastal grey cabinetry with crisp white quartz worktops, incorporating a large central island with breakfast bar seating, Neff appliances, twin ovens, wine coolers and an American-style fridge freezer.





### **Garden Room/Orangery**

French doors open from the kitchen into the adjoining garden room/orangery, where a glazed roof lantern and full-height windows frame glorious countryside views and flood the space with light, creating a wonderful connection between indoors and out.

### **Sitting Room**

Double doors from the entrance hallway lead into a substantial yet inviting sitting room, featuring engineered wood flooring, a log-burning stove set within an exposed brick fireplace, and French doors opening directly onto the garden.

### **W/C**

With vanity unit wash basin, tiled walls and floor, heated towel rail and W.C

## **FIRST FLOOR**

### **Master Suite**

The Master Suite enjoys dual-aspect windows and far-reaching countryside views, comprising an ensuite shower room and large built in wardrobes.

### **Bedroom Two**

A large double bedroom, enjoying sea views, with an ensuite shower room.

### **Bedroom Three and Four**

Two further well proportioned double bedrooms.

### **Family Bathroom**

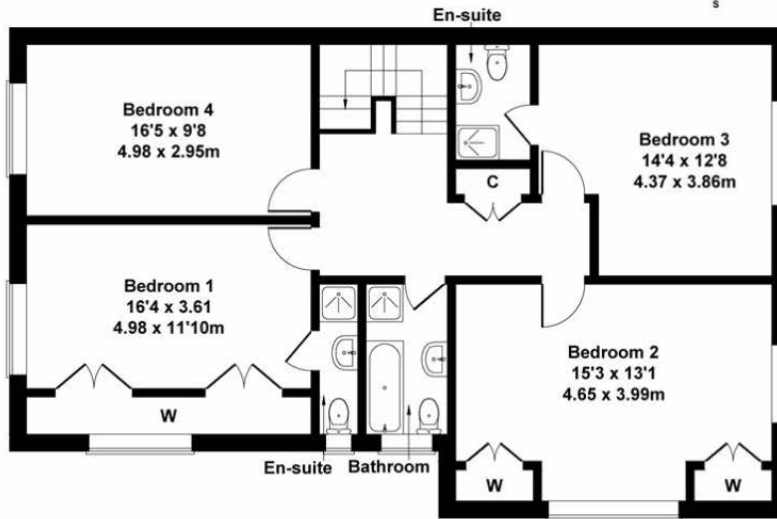
A large family bathroom incorporates both panelled bath and a shower as well as a vanity unit wash basin, heated towel rail and W.C.





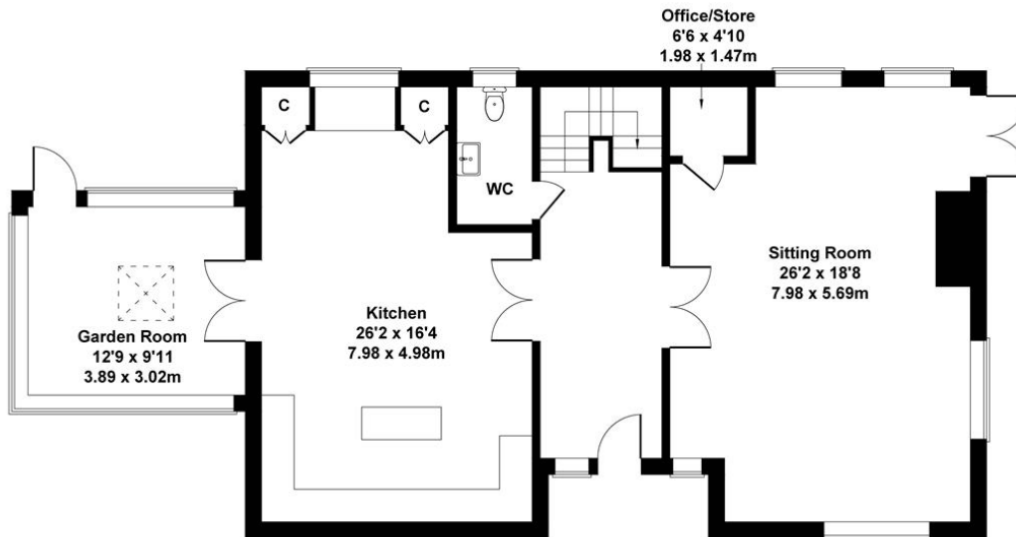
## 7 Woodlands

Approximate Gross Internal Area  
2260 sq ft - 210 sq m



\*Not to scale

FIRST FLOOR



GROUND FLOOR

## GARDENS AND GROUNDS

Externally, the property sits within a generous plot. To the front, a large block-paved driveway provides parking for several vehicles. The enclosed rear and side gardens are mainly laid to lawn, bordered by fencing and enhanced by paved terrace areas that wrap around the house, offering multiple spaces for outdoor dining, entertaining and enjoying the Island's sunshine and panoramic views.



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

None across the property.

### Access

The property has the benefit of a right of access via a privately owned track.

### Services

Mains electricity, gas, water and drainage, heating is provided by gas fired boiler and delivered via under floor heating on the ground floor and radiators on the first floor.

### Broadband availability

BT broadband.

### Mobile /Internet Coverage

Good indoor and outdoor.

### Tenure

Freehold with vacant possession.

### Construction

Timber Frame. Built in 2019.

### Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

### Local Authority

Isle of Wight Council.

### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

### Council Tax Band

G.

### Postcode

PO376FJ.

### EPC

B.

### Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

### Warranty

The property has a NHBC Warranty until 2029

### What3Words

///reverses.milky.boss

### Viewings

By appointment with BCM WILSON HILL only.

### Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828805 e: [iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk).

**NB** These particulars are as at December 2025 and photos April 2025.



## Isle of Wight

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