



Guide Price
£725,000
Freehold

Fishbourne Lane, Fishbourne, Isle of Wight,
PO33

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0.4 miles from Fishbourne to Portsmouth Ferry
5.2 miles from East Cowes to Southampton Ferry
3.1 miles from Ryde Catamaran & Hover Travel

A substantial detached house offering privacy, generous gardens, extensive parking and three garages. Ideally positioned between Newport and Ryde, with easy access to the Portsmouth ferry.



Detached family home with spacious and versatile accommodation

Secluded private setting surrounded by mature trees and generous gardens

Extensive parking and three garages, offering excellent convenience and storage

Planning permission for a two-bedroom detached lodge, currently partially constructed

Easy access to Portsmouth ferry links, amenities and schools





Set in the highly desirable and private countryside, this substantial detached home enjoys a peaceful, secluded setting, screened from the road by a tree-lined approach and mature trees surrounding the gardens. Despite its tranquil position, the property is conveniently located between Newport and Ryde, with excellent access to everyday amenities, schools and the car ferry to Portsmouth.

The property occupies generous grounds, with extensive gardens to the front, side and rear, together with ample parking and three single garages. The outdoor space provides an excellent setting for family life, entertaining and enjoying the surrounding natural environment.

A particularly exciting feature is the existing planning permission for a two-bedroom detached lodge within the grounds. The lodge is currently incomplete, offering a superb opportunity for a new owner to finish the project to their own specification, creating valuable additional accommodation for extended family, guests or potential income, subject to the necessary consents. Planning permission was

also granted for a single-storey extension to the rear of the impressive kitchen/dining room.

Internally, the main house offers five bedrooms arranged over two floors, providing an adaptable layout ideal for growing, extended or multi-generational families. The ground floor includes three bedrooms served by a modern family bathroom, along with a comfortable sitting room and separate dining room. The impressive kitchen/dining space forms the heart of the home, featuring attractive fitted units, a large central island and triple aspect windows and doors that fill the room with natural light while creating a wonderful connection with the gardens.

Upstairs are two further double bedrooms, each benefiting from fitted storage and a modern en-suite shower room. Both bedrooms enjoy a delightful outlook through the surrounding copse, offering a peaceful and picturesque setting. Combining generous accommodation, extensive grounds, excellent privacy, ample parking and significant development potential, this is a rare opportunity to

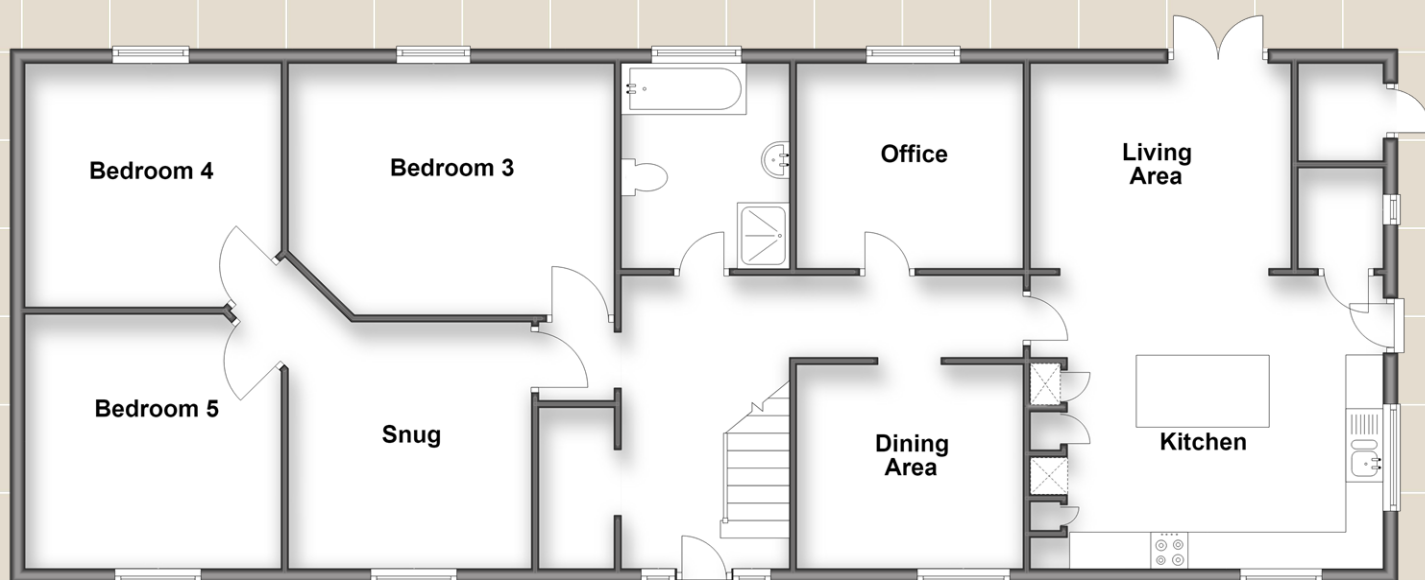
What the owner says...

"Fishbourne offers a calm, coastal lifestyle that blends village charm with excellent convenience. Set along the Island's northern shoreline, it's known for its leafy residential lanes, welcoming community feel and easy access to both countryside and coast. The waterfront is a highlight, with peaceful Solent views and scenic walks stretching towards Quarr Abbey and Ryde. Homes here benefit from a setting that feels tucked away yet well connected, making it especially appealing for buyers seeking tranquillity without isolation.

The area is also perfectly placed for practical living. Fishbourne is home to the Wightlink car ferry terminal, providing swift links to Portsmouth—ideal for commuters or those who enjoy effortless mainland access. Nearby Ryde offers a wide range of shops, cafés and amenities, while local pubs and coastal paths give Fishbourne its relaxed, village by the sea character. It's a location that balances lifestyle and convenience beautifully, making it a strong choice for anyone looking to enjoy the best of Island living."

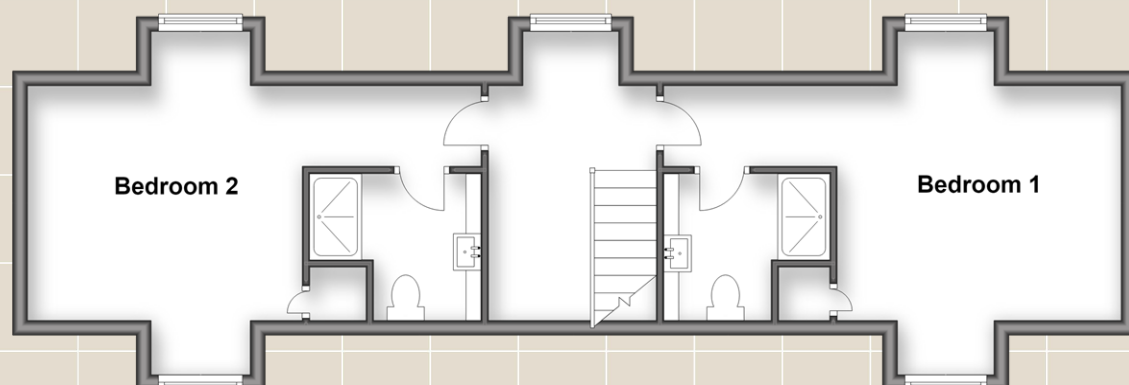
Ground Floor

Approx. 126.0 sq. metres (1356.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ
isleofwight@fineandcountry.com

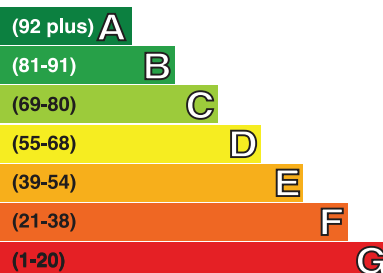
London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	87