



Wookie Hollow
Old Road | Calbourne | Isle of Wight | PO30 4JR

SELLER INSIGHT

“Wookie Hollow has been a treasured part of our family since the day it was built, which makes offering it to the market for the first time a truly heartfelt moment. It has always been a warm, inviting and wonderfully efficient home, providing comfort and ease in all the ways that matter.

What we've loved most is its position within the village of Calbourne. The uninterrupted views of the Downs have been a constant pleasure, changing with the seasons and giving the home a peaceful, open feel. Being surrounded by countryside has also meant we could step straight out into beautiful walks, something we've especially enjoyed with our dogs.

Calbourne itself is a village with real charm, its 14th-century church and the friendly social centre create a strong sense of community, where neighbours know one another and village life feels relaxed yet connected.

We leave with many happy memories and hope the next owners will find the same warmth, beauty and sense of belonging that our family has enjoyed here for so many years.*

* 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

Wookie Hollow

Set back peacefully from the road in the charming village of Calbourne, this spacious and contemporary detached bungalow presents an exceptional opportunity for those seeking stylish single-storey living in a rural yet well-connected location. Thoughtfully designed and beautifully maintained, the property combines generous interior proportions with extensive outdoor space, offering a versatile and inviting home perfectly suited to modern family life.

Upon arrival, you are welcomed into a substantial, tiled utility room, an impressive and highly practical entrance area that provides ample space for coats, footwear, and everyday essentials. With extensive built-in cupboard storage and room for utilities, it sets the tone for the home's thoughtful layout and commitment to easy, low-maintenance living.

The beautifully appointed kitchen / dining room forms the true heart of the home. Designed with both style and functionality in mind, it features an extensive range of neutral, contemporary cabinetry across both floor and wall units, providing exceptional storage and workspace. A cream Rangemaster cooker takes pride of place, lending the room a timeless elegance, while the integral dishwasher and generous floor area ensure the space is as practical as it is attractive. With ample space for a large family dining table, it is the ideal setting for both everyday meals and relaxed entertaining.

The bungalow offers three well-proportioned double bedrooms, each benefiting from fitted wardrobes. Bedrooms one and two enjoy the luxury of smart, modern en-suite facilities, creating private and comfortable retreats for family members or guests. A spacious family bathroom serves bedroom three, providing flexibility and convenience for a range of living arrangements.

The dual-aspect sitting room is a particularly charming feature of the home. Light, airy, and generously sized, it enjoys delightful views towards Brighstone Downs and offers a welcoming atmosphere throughout the year. A recently fitted multi-fuel burner, set within an attractive brick-built fireplace, adds warmth and character, perfect for cosy winter evenings. Just beyond, the snug provides an additional dual-aspect living space, bathed in natural light and offering tranquil views across the expansive garden. This versatile room is ideal as a reading nook, garden room, or peaceful retreat for quiet relaxation.

Outside, the property continues to impress. Extensive driveway parking ensures convenience for multiple vehicles, while a detached garage and separate stable offer valuable additional space for storage, hobbies, or potential alternative uses. The generous grounds surrounding the bungalow further enhance its appeal, offering ample scope for outdoor enjoyment, gardening, or future landscaping ideas.

Combining rural charm with contemporary comfort, this exceptional bungalow will appeal to buyers seeking a spacious, low-maintenance home in a serene countryside setting without sacrificing accessibility. With its modern finishes, generous layout, and beautifully balanced indoor-outdoor living, this Calbourne property represents an outstanding opportunity to secure a truly special home.







Travel Information

5.9 miles from Yarmouth to Lymington Ferry Terminal
10.1 miles from Fishbourne to Portsmouth Ferry Terminal
10.5 miles from East Cowes to Southampton 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

1Leisure Medina, Newport	6.2 miles
Newport Golf Club & Driving Range, Newport	6.2 miles
Newclose County Cricket Ground, Blackwater	5.9 miles
West Wight Sports Centre, Freshwater	6.1 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Health Care, Newport	01983 522198
Pyle Street Surgery, Newport	01983 523525

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.8 miles 01983 822099

Education

Primary Schools	
Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport CE Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Chillerton & Rookley Primary School, Chillerton	01983 721207

Secondary Schools/Colleges	
Carisbrooke College, Carisbrooke –	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
Blacksmith Arms, Calbourne
The Cow, Tapnell
Three Bishops Inn, Brighstone
The Sun Inn, Hulverstone
The Crown Inn, Shorwell
Wight Mouse Inn, Chale
The Sun Inn, Calbourne
The Horse & Groom, Shalfleet
The Llama Tree Bistro & Pizzeria, Ningwood

These bars and restaurants are available within a 15-minute drive of this home.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
Blackgang Chine, Blackgang
Tapnell Farm, Yarmouth
Fort Victoria Country Park, Norton
St Catherine's Oratory, Niton
The Needles Landmark Attraction, Alum Bay
Carisbrooke Castle, Carisbrooke
Robin Hill Country Park, Downend
Wildheart Animal Sanctuary, Sandown
Monkey Haven Primate Rescue Centre, Newport

Ground Floor
Approx. 155.5 sq. metres (1674.0 sq. feet)



GROUND FLOOR

Utility Room	12'11 x 10'4
Kitchen / Dining Room	17'8 x 13'11
Sitting Room	18'8 x 16'4
Snug	10'10 x 10'5
Bedroom 1	14'2 x 11'11
En-Suite Shower Room	11'11 x 9'1
Bedroom 2	14'3 x 12'11
En-Suite Shower Room	9'4 x 3'2
Bedroom 3	11'11 x 9'11
Family Bathroom	9'4 x 7'

OUTSIDE

Driveway Parking	
Garage	17'9 x 14'6
Rear Garden	
Stable	

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



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