



Ashmead
Sandrock Road | Niton Undercliff | Isle of Wight | PO38 2NQ

SELLER INSIGHT

“Ashmead has been a wonderful family home to us over the years. Our favourite room has to be the country kitchen with its roaring log fire for those colder nights. Many a good party has started in this room!

We've always loved the mixed views of the countryside and sea. At certain times of the year you will be treated to a visit from the Alpaca's which are owned by a neighbour. The red squirrels running along and up the wall is also a treat to see. The garden is so peaceful and tranquil with a variety of suntraps – it is so easy to relax in.

Just a short stroll away is the local pub which we always loved to make a pit stop at after a long walk with the dog and kids.

We all love the water and you can access Castle Haven beach via The Buddle steps if you are feeling fit! The beach is great for kayaking or paddle boarding. There is also a café to grab a hot drink from to warm up after.

Our kids have now flown the nest which is why we are reluctantly putting the house up for sale. We hope whoever buys Ashmead enjoys all of the above and makes as many special memories as we have here.”*



* 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

Ashmead

Nestled in the heart of the idyllic coastal village of Niton Undercliff, this beautifully refurbished detached family home offers a harmonious blend of country charm, modern comfort, and breathtaking sea views across the English Channel. Recently refreshed and immaculately presented, the property provides generous living spaces, private driveway parking, and a delightful rear garden, all within walking distance of the village's amenities and stunning coastal walks.

Originally refurbished by the current owners ten years ago and newly updated, the home exudes warmth and character with its country cottage inspired interiors. Natural textures and traditional materials, such as flagstone floors, oak doors, and a welcoming log burner, combine to create a timeless aesthetic that perfectly complements its coastal surroundings.

At first glance, the property's exterior conveys instant charm and seclusion, with a stone boundary wall, private driveway, and soft landscaping. The façade, finished in a combination of render and wooden cladding with gentle green window frames, reflects a refined yet relaxed personality. A stone porch provides a practical and inviting entrance, ideal for shedding coats and boots after exploring the surrounding countryside.

At the heart of the home lies the light-filled kitchen-dining room, a showpiece of both style and functionality. Featuring sage green cabinetry, solid wooden worktops, and a classic Butler sink, this space is perfect for family gatherings or entertaining guests. Bifold doors open to the south-facing garden and patio, offering seamless indoor-outdoor living, while a double-sided log burner adds warmth and ambience, shared with the adjoining living room. Underfloor heating throughout the ground floor enhances comfort and luxury.

The ground floor also includes a utility room with ample storage and appliance space, a convenient cloakroom, and two versatile reception rooms, one ideal as a cosy sitting room or games room, and the other as a study or optional fourth bedroom. Both spaces enjoy abundant natural light and, from the rear, beautiful sea views.

Upstairs, a bright landing leads to three generous double bedrooms. The principal bedroom enjoys dual-aspect views, including glimpses of the sea, and benefits from a stylish en-suite shower room. The additional bedrooms are well-proportioned and neutrally decorated, served by a modern family bathroom with both a bath and a separate shower.

Outside, the enclosed rear garden is a tranquil haven, mostly laid to lawn and framed by an original stone wall. A raised patio provides the perfect spot to relax and admire the sweeping sea views. With its flexible layout, the garden offers potential for landscaping or creating an outdoor entertaining area. Driveway parking for up to three vehicles and additional roadside parking complete this exceptional offering.

Situated on the most southerly tip of the Isle of Wight, this property provides the ideal blend of peace, heritage, and convenience. From the historic charm of Niton village to the coastal beauty of St. Catherine's Lighthouse and the surrounding cliffs, this home presents a rare opportunity to embrace island life at its most captivating.







Travel Information

12.7 miles from Fishbourne to Portsmouth Ferry Terminal
 14.2 miles from East Cowes to Southampton Ferry Terminal
 20 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	1.2 miles
Ventnor Golf Club, Ventnor	0.9 miles
1Leisure The Heights, Sandown	6.6 miles
Rew Valley Sports Centre, Ventnor	0.9 miles
Ventnor Bowling Club, Ventnor	0.9 miles

Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	11.1 miles
	01983 822099

Education

Primary Schools
 St Francis Catholic and C of E Primary Academy, Ventnor 01983 857449
 Wroxall Primary School, Wroxall 01983 852290
 Niton Primary School, Niton 01983 730209
 Godshill County Primary School, Godshill 01983 840246

Secondary Schools/Colleges

The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

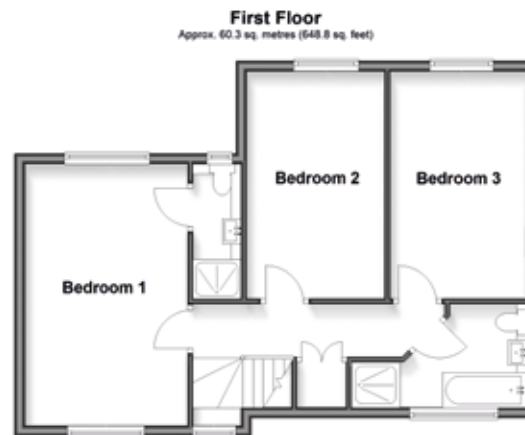
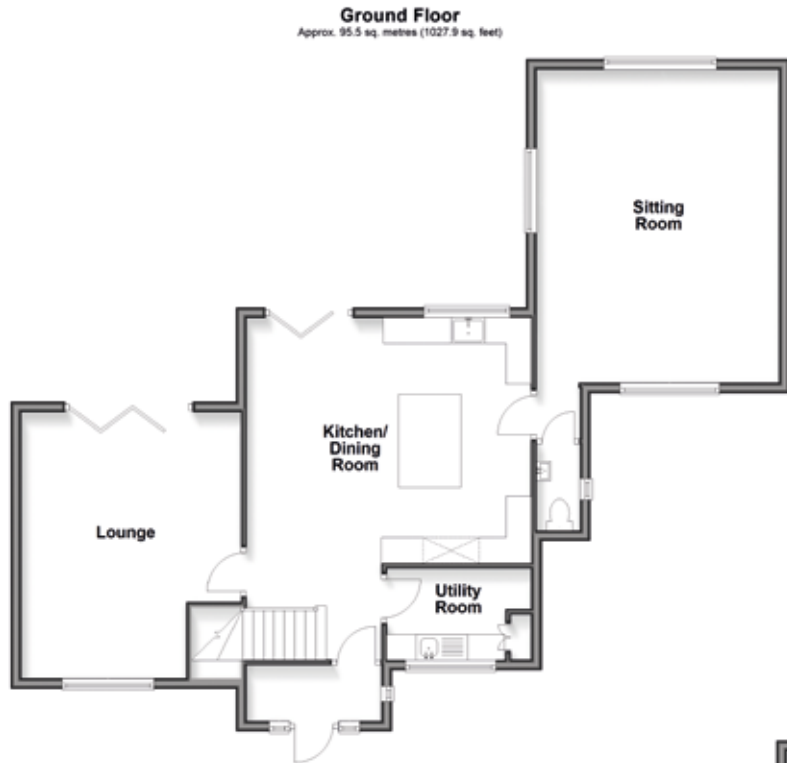
Entertainment

Restaurants / Bars
 The Bistro, Ventnor
 Smoking Lobster, Ventnor
 The Mill Bay, Ventnor
 Geranium Restaurant, Royal Hotel, Ventnor
 The Hambrough Restaurant & Bar, Ventnor
 The Met, Ventnor
 Bonchurch Inn, Bonchurch
 White Horse, Whitwell
 White Lion, Niton

These bars and restaurants are available within a 10-minute radius of this home.

Local Attractions / Landmarks

Ventnor Botanic Gardens – Ventnor
 Hoy Monument – Whitwell
 St Catherine's Oratory – Blackgang
 National Trust – Ventnor Downs, Ventnor
 Appuldurcombe House - Wroxall
 Model Village – Godshill
 Shanklin Chine & Old Village - Shanklin
 The Wildheart Animal Sanctuary - Sandown
 Blackgang Chine – Blackgang
 Isle of Wight Pearl Centre - Chale



GROUND FLOOR

Entrance Porch	8'7 x 3'10
Lounge	17'1 x 14'
Utility Room	9' x 5'9
Kitchen / Dining Room	18'4 x 15'9
Cloakroom	
Sitting Room	20' x 15'7

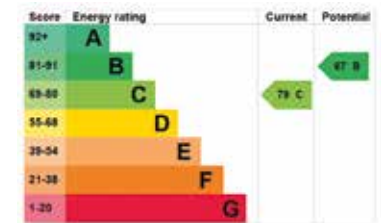
FIRST FLOOR

Landing	
Bedroom 1	17' x 10'9
En-Suite Shower Room	
Bedroom 2	14'10 x 8'11
Bedroom 3	14'10 x 8'9
Family Bathroom	

OUTSIDE

Driveway Parking
Rear Garden

Council Tax Band: E
Tenure: Freehold



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