

SPENCE WILLARD



Ashlake House, Ashlake Copse Road, Fishbourne, Isle of Wight



A rare opportunity to acquire a creekside property set in approximately 2.8 acres with Creek ownership and delightful gardens, offering great potential

VIEWING:

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Believed to have been built in the 1930s, Ashlake House provides five bedrooms with all principal rooms benefitting from a southerly outlook across the gardens while the drawing room and bedroom on the western side of the house also have glimpses through the gardens to the Creek. The award-winning gardens are a particular feature forming an especially attractive setting and include some ancient woodland while the property also owns approximately 1.1 acres of Creek to the low mean water mark with creek frontage of about 108 metres.

Fishbourne and the adjacent Wootton Bridge flank the picturesque Creek which provides moorings as well as a base for paddle boarding and other water sports with the Royal Victoria Yacht Club in close vicinity. This sought after location, has excellent access to mainland ferry links with the nearby Fishbourne car and passenger ferry, whilst Ryde has fast passenger ferries to Portsmouth (between 10 – 25 minute crossings). Wootton Bridge provides for many amenities, including various shops, restaurants and pubs, Lakeside Spa and a 'Good' rated primary school. A wider range of amenities, including the well-regarded Ryde School is only four miles away.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM WC and washbasin.

DINING ROOM Hardwood flooring, glazed door and window providing a southerly outlook over the gardens with access to the terrace. Staircase to First Floor.

STUDY Timber panelled with fireplace with flue already installed for woodburning stove. Glazed door to garden.



SITTING ROOM A lovely, light room with windows and glazed doors to three aspects offering lovely views. A pair of French doors provide access to the garden and offer glimpses of the Creek. Hardwood flooring, stone fireplace.

KITCHEN/BREAKFAST ROOM Fitted with an extensive range of oak fronted cupboards with a range of integral appliances including double oven, four-ring gas hob with extractor over, microwave, fridge freezer, dishwasher and washing machine. Worksurfaces and stainless-steel sink unit. A pair of glazed doors lead into the garden. Walk-in cupboard with wall-mounted boiler and coat hooks. Airing cupboard housing hot water tank and with slatted shelving.

BOOT ROOM With second **CLOAKROOM**. Tiled flooring and built-in lockers below bench seating.

FIRST FLOOR

Approached via a staircase with a deep window to the northern elevation providing lots of natural light.

LANDING Linen cupboard with slatted shelving.

BEDROOM 1 A triple aspect double bedroom with views over the grounds towards the Creek, built-in cupboards.

BATHROOM EN-SUITE Bath, washbasin and WC.

DRESSING ROOM/BEDROOM 5

BEDROOM 4 Built-in cupboards and sink, garden views.

BEDROOM 3 Southerly views over the garden, built-in cupboard and sink.

BEDROOM 2 A dual aspect double bedroom with built-in cupboards and sink.

SHOWER ROOM Upgraded recently with a modern suite comprising a large walk-in shower, WC, washbasin set above a vanity unit, heated towel rail. **SEPARATE WC**

OUTSIDE

A gravel driveway provides ample parking to the northern side of the house passing a basic, timber **GARAGE/STORE** 4.78m x 5m. The spectacular grounds that lead down to the Creek extend to approximately 2.8 acres overall including around 1.1 acres of the creek to the mean low water mark. The gardens are a particular feature and have received Wight in Bloom Awards including Best Climate Resilient Garden. To the south and west of the house are delightful, beautifully planted, lawned gardens with various trees, shrubs and borders making for an idyllic setting that attracts an abundant array of wildlife.





On the southern side of the house, there is an extensive stone paved **TERRACE** providing delightful outdoor seating and dining areas while wide steps lead down to further lawned gardens flanked by herbaceous borders and a variety of shrubs and trees towards the Creek.

The southwestern side of the garden features ancient woodland populated predominantly oak trees with various woodland flowers beneath. There is creek frontage of approximately 108m.

TIMBER STORE 5m x 3.75m Power with windows to the side.
GREENHOUSE With modern aluminium frame. To the southeast is a further timber **OUTBUILDING** served by power and set on a concrete pad that previously accommodated a further outbuilding.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

TENURE Freehold

COUNCIL TAX Band G

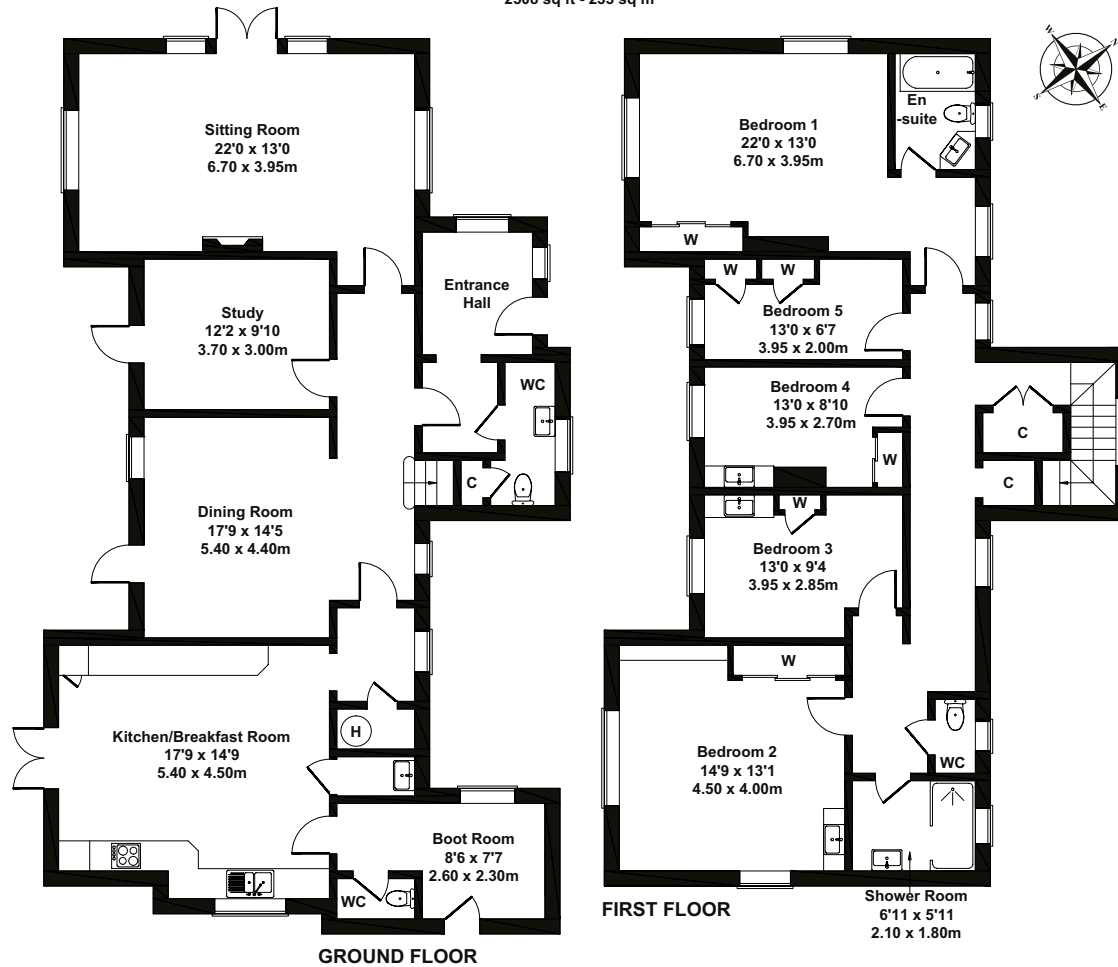
EPC Rating D

POSTCODE PO33 4EY

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agent, Spence Willard.

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Approximate Gross Internal Area
2508 sq ft - 233 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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