

SPENCE WILLARD



5 Woodlands, Luccombe, Shanklin, PO37 6FJ

A luxurious modern family home with an executive, high-specification finish and mature landscaped gardens offering privacy and a colourful outlook on three sides and a sea view.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



A luxurious modern family home with an executive, high-specification finish and mature landscaped gardens offering privacy and colourful outlook on three sides and a sea view.

5 Woodlands is a particularly impressive home, nestled in a private position set within its own gardens on this sought-after development on the outskirts of Shanklin Old Village. With easy access to beautiful walking routes and a sea view from the first floor, the house offers a great deal of space and accommodation, including four or five double bedrooms and four bathrooms, in addition to open-plan reception space, a separate sitting room and a converted garage, which now provides a family or bedroom and utility space.

Constructed in 2020, the houses in Woodlands were built to a high specification, with 9ft-high ceilings, open-plan living space and a fully equipped kitchen/breakfast room with high-quality appliances. The ground floor benefits from zone controlled underfloor heating, polished ceramic floor tiles and LED downlights, which are fitted throughout the property and there is the balance of a 10-year NHBC warranty, offering peace of mind. The house has been further enhanced with A-rated privacy glazing, integrated window blinds and underfloor heating in the converted garage. There are also awnings to the south and eastern elevations, providing shelter from the sun, and expertly planted gardens with mature borders.

There is plenty of parking, with two spaces at the front, while fencing to the rear opens to provide further parking within the courtyard via a large double gate.

Location

Situated on the edge of picturesque Shanklin Old Village, adjacent to Rylstone Gardens and moments from the cliff path leading toward Shanklin's beaches. The amenities of Shanklin, including a range of shops, restaurants and theatre are a short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. Sandown and Shanklin Bay is a large stretch of unbroken sandy beaches with plenty to see and do and beyond to the south there is also an array of bays and coves and stunning walks upon the Luccombe and Wroxall Downs or along the coastal paths. There is an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

Accommodation

Ground Floor

Entrance

Front door with sidelights is set beneath a tiled-roof storm porch.

Open-Plan Kitchen / Dining Room

This particularly attractive space has polished tiled floors throughout and a freestanding staircase rising to the first floor.

The kitchen is fully equipped with stone worktops and a range of high-gloss-finish under-counter and wall-mounted storage units, incorporating a dishwasher, space and plumbing for both a range cooker (with extractor hood over), and an American-style fridge/freezer. There is also a tiled splashback, dual-aspect windows overlooking the garden and a breakfast-bar island with integrated pop-up power socket and pendant lights over. A cloakroom cupboard is positioned beside the front door and there are patio doors accessing the courtyard.

Ground Floor Shower Room

Incorporating tiled floors and walls, with a shower, wash basin, heated towel rail and W.C. with independent underfloor heating.

Family Room / Bedroom Five

Converted from the integral garage shortly after the house was constructed, this is a spacious and versatile room with dual-aspect windows and sliding doors to the garden. Converted to meet appropriate Building Regulations and the same specification as the house it also houses the upgraded electric consumer unit, CAT7 networked wiring and wall-mounted boiler, with additional space and plumbing for utility appliances.

Sitting / Dining Room

Double doors lead from the main living area to a large reception room with triple-aspect windows and space for a large dining table. There is engineered wood flooring and a generous sitting area with a log-burning/multi-fuel stove set on a slate hearth to one side.

Ground Floor Shower Room

Incorporating tiled floors and walls, with a shower, wash basin, heated towel rail and WC.

First Floor

An oak staircase with bannister rises to an impressive galleried landing, with skylights providing plenty of natural light. There is also a storage cupboard on the landing.

There are four substantial, well-proportioned double bedrooms and three bathrooms, two of which are ensuite. Bedroom One at the back of the house is a spacious dual-aspect bedroom with a Juliet balcony enjoying glorious far-reaching views over Sandown Bay and towards the mainland in the distance and an ensuite bath / showeroom. Bedroom Two is a particularly spacious double bedroom with large ensuite shower room while Bedroom Three is a large dual aspect bedroom with sea views and Bedroom Four has built-in wardrobes and dual aspect windows overlooking the front aspect. There is also a further particularly spacious family bathroom incorporating a bath. Both ensuite and bathroom have heated towel rail, wash basin and W.C. and individual underfloor heating.

Services

Mains electricity, water and drainage. Heating is provided by a gas-fired boiler which is still under warranty (7yrs remaining parts & labour) and delivered by underfloor heating on the ground floor, with electric underfloor heating in all the bathrooms and radiators throughout the remainder of the first floor. There is also CAT7 networked internet throughout the property and a CCTV system, which can be included by separate negotiation.

Outside





The property is particularly private, surrounded by its own pretty gardens which incorporate three distinct areas. A paved courtyard off the southern elevation is ideal for outdoor dining, as well as providing space for a large store and additional parking. A mature garden outside the kitchen has fruit trees, olive, mimosa tree and echiums, while at the rear of the house, with an easterly aspect, is a large lawned area with various fruit cages and vegetable planters, plum, apple and pear trees as well as a palm. A deep lean-to along the side of the house and a large garden shed / workshop provide excellent storage. Various external plug sockets and lighting. The bank across the road is also owned by No.5 and offers space for logs or additional planting.

Tenure
The property is offered freehold.

Council Tax
Band G

EPC Rating
B

Postcode
PO37 6FJ

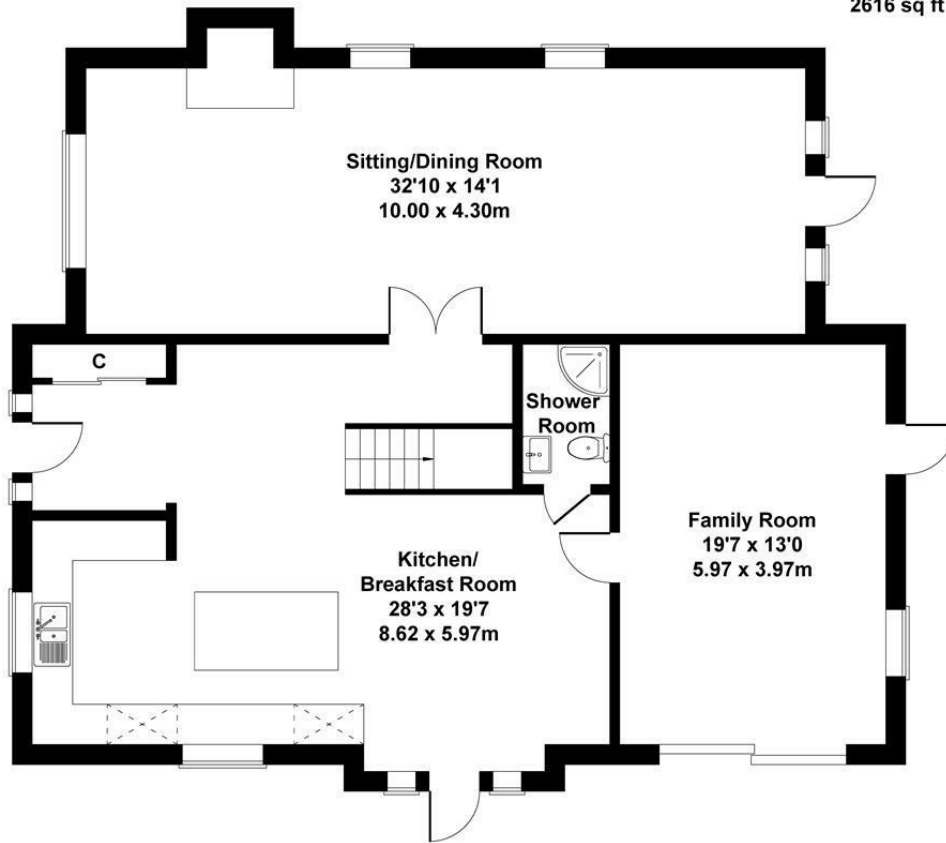
Viewings
Strictly by prior appointment with the sole selling agent Spence Willard



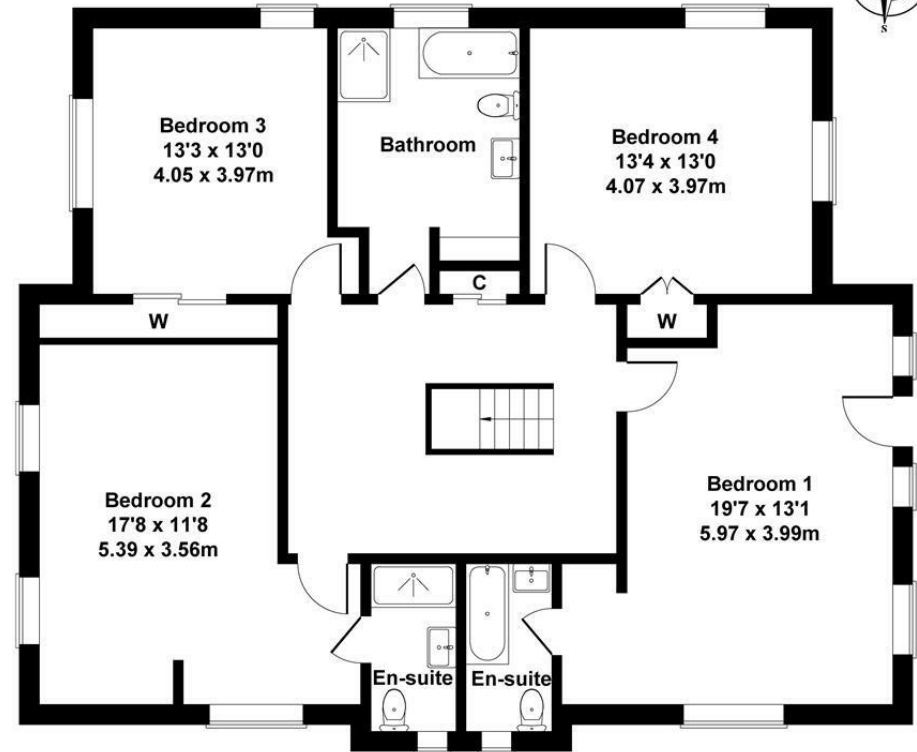


5 Woodlands

Approximate Gross Internal Area
2616 sq ft - 243 sq m



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.