



6 Tolt Cottages
Main Road | Chillerton | Isle of Wight | PO30 3DN

SELLER INSIGHT

“ We moved here when our children were still under ten, so this has really been the house they've grown up in. Over the years it has somehow adapted to every stage of family life – from children's parties in the garden, to teenage gatherings in the basement and quite a few grown-up parties too. What we've always loved is that there's space for everyone to be together without ever feeling on top of each other. The ground floor has always been the heart of the house, where we cook, eat, relax and entertain, while the lower ground floor has been brilliant for parties, the cinema and, since Covid, working from home. The bedrooms are mainly on the first floor, while the top floor gives us another completely flexible space – our daughter and her boyfriend currently use one bedroom and have made the other their own lounge. It's a house that has grown and changed with our family, and that flexibility is probably what we'll miss most.

We love the location because it gives us the best of both worlds. Chillerton is almost in the geographical centre of the Island, so nowhere ever feels particularly far away. We can be in Newport in about five minutes by car or bus, yet when we're at home it feels wonderfully rural, peaceful and quiet. We can leave the front door with the dog and immediately be walking along country lanes or following the network of footpaths around the village. We're surrounded by countryside and there's always wildlife around, whether in the garden or on our walks. After a busy day, there's something lovely about coming home and feeling as though you've escaped into the countryside, without actually being remote.

Chillerton has a really strong sense of community and people genuinely look out for one another, which is something we've always valued. At the same time, there's no pressure as you can be involved in village life as much or as little as you want to be. The village hall is a real hub for the community, with regular events and a monthly market, and the Gallybagger Inn is something quite special. It's run by the Residents' Association and opens at weekends as well as for events, so it's a lovely place to wander down to, have a drink and catch up with neighbours and friends. There's a friendly, supportive feel to Chillerton that makes it a very easy place to feel at home.”*

* 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

6 Tolt Cottages

This exceptional five bedroom detached home sits within the peaceful rural village of Chillerton, enjoying panoramic countryside views and an impressive level of space arranged over four floors. Immaculately presented throughout, this striking modern home combines generous family living with dedicated space for entertaining and working from home. It is ideal for those seeking flexible accommodation, dedicated workspaces or simply a luxurious rural family home within easy reach of Newport.

The expansive ground floor forms the heart of the home, delivering a stunning open plan layout that seamlessly connects the sitting area, dining area and contemporary kitchen. This sociable space is ideal for entertaining and everyday family life, enhanced further by a bright sun room with log burning stove. Also on the ground floor is a dedicated study, cloakroom and a practical utility room. Underfloor heating and integrated ceiling speakers add comfort and sophistication, creating an inviting environment throughout.

The lower ground floor offers a superbly versatile suite of rooms, currently arranged as a hall with office area, a sound-proofed cinema room and a large store. With its own independent feel and generous proportions, these rooms provide a highly flexible area for home working, entertaining, hobbies or fitness, with the ability to adapt as a family's needs change over time.

The first floor provides 3 double bedrooms and the family bathroom. The principal suite is a standout feature, offering a private en-suite and walk through wardrobes.

Across the top floor there are 2 double bedrooms both served by a shower room. Together, these create a highly flexible area, ideal for guests, older children or anyone looking for a little more independent living space, all while enjoying elevated views across the surrounding countryside.

Externally, the property continues to impress. A large driveway and garage provide ample parking, with the garage thoughtfully designed to allow future conversion into further living space or a home office, subject to planning. The landscaped rear garden is a tranquil haven, featuring a fully insulated summerhouse, a pond and breathtaking rural views that change beautifully with the seasons. Whether relaxing outdoors, hosting gatherings or simply enjoying the peace of village life, the setting is truly special.

Positioned in a quiet cul-de-sac, this remarkable home offers the perfect balance of rural charm and convenience. The village of Chillerton provides wonderful walking routes and a serene atmosphere, while Newport is just a five minute drive away, ensuring easy access to shops, schools and amenities.







Travel Information

8.8 miles from Fishbourne to Portsmouth Ferry Terminal
9.3 miles from East Cowes to Southampton Ferry Terminal
12.4 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

1Leisure Medina, Newport	4.9 miles
Newport Golf Club & Driving Range, Newport	4.4 miles
Rookley Country Park Fishing, Rookley	1.7 miles
Newclose County Cricket Ground, Newport	3 miles

Healthcare

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Ventnor	01983 730257
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	4.7 miles (01983 822099)

Education

Primary Schools	
Chillerton & Rookley Primary School, Rookley	01983 721207
Arreton St Georges C of E Primary School, Arreton	01983 528429
Godshill Primary School, Godshill	01983 840246
Niton Primary School, Niton	01983 730209
Newchurch Primary School, Newchurch	01983 865210
Newport C of E Primary School, Newport	01983 522826
Carisbrooke C of E Primary School, Carisbrooke	01983 522348

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 537 070
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 Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton
The White Lion, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch
The Whitehorse, Whitwell
Bargemans Rest, Newport

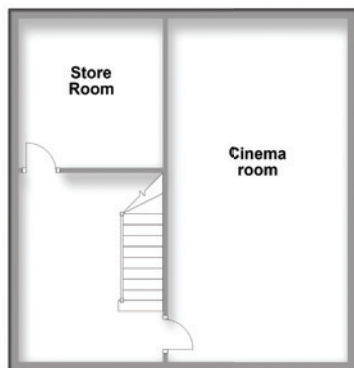
These bars and restaurants are available within a 15-minute radius of this home.

Local Attractions / Landmarks

Robin Country Park - Downend
Model Village - Godshill
Appuldurcombe House - Wroxall
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Butterfly World - Newport
Amazon World Zoo - Newchurch

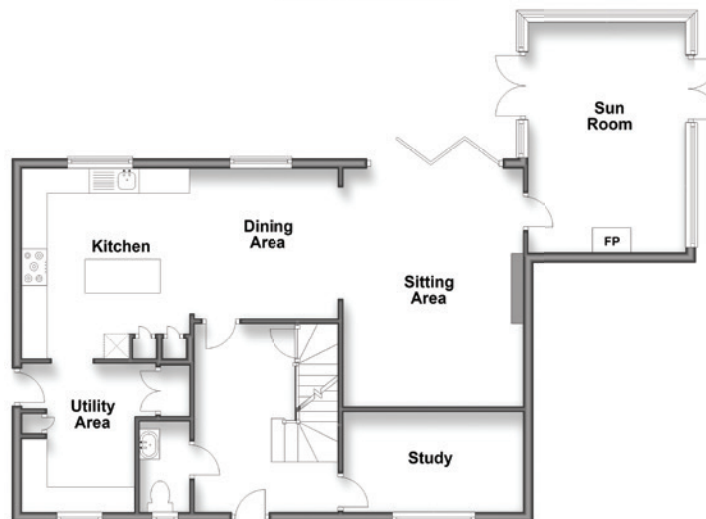
Lower Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



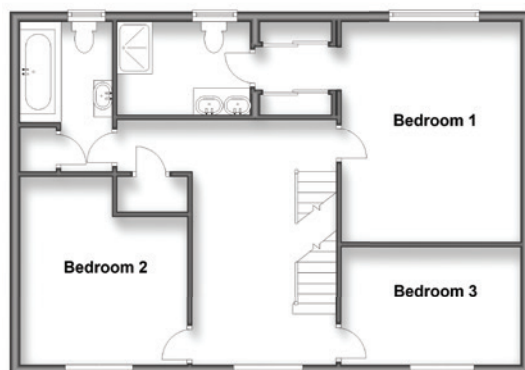
Ground Floor

Approx. 83.1 sq. metres (894.8 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



Second Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



LOWER GROUND FLOOR

Lobby	12'3 x 8'9
Cinema Room	22'5 x 11'9
Store Room	9'5 x 9'3

GROUND FLOOR

Entrance Hallway	
Study	12'5 x 6'6
Cloakroom	6'7 x 3'5
Utility Area	10'5 x 7'3
Kitchen / Dining Area	21'4 x 10'3
Sitting Area	16'4 x 12'5
Sun Room	15'11 x 11'8

FIRST FLOOR

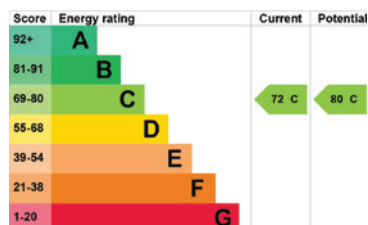
Landing	
Bedroom 1	14'11 x 12'5
Dressing Room	
En-Suite Shower Room	8'8 x 6'9
Bedroom 2	12'10 x 11'2
Family Bathroom	10'2 x 6'5
Bedroom 5	12'5 x 8'

SECOND FLOOR

Landing	
Bedroom 3	12'8 x 12'5
Bedroom 4	12'8 x 10'9
Shower Room	

OUTSIDE

Front Garden
Rear Garden
Summer House
Driveway Parking
Detached Garage



Council Tax Band: F
Tenure: Freehold

Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

