





WESTWOOD HOUSE

Wootton Bridge • Isle of Wight • PO33 4NP

A Spectacular Edwardian Country Manor House in a private rural setting, set within grounds of approximately 6.6 acres with countryside and distant sea views and close to Mainland ferry connections.

WESTWOOD HOUSE

Ground Floor

Porch | Inner Porch | Reception Hall | Drawing Room | Butler's Kitchen | WC | Butler's Study | WC | Sitting Room | Dining Room | Garden Room | Kitchen/Breakfast Room | Boot Room | Play Room | Shower Room | Utility Room/WC | Cloakroom | Orangery w/kitchenette | Games Room | Wellness Spa w/indoor Swimming pool, Steam/Shower Room, Jacuzzi, Changing Room | Plant Room

First Floor

Landing | Master Bedroom | Dressing Room | En-suite Bathroom | Three Double En-suite Bedrooms | Double Bedroom | Nursery/Bedroom 7 | Two Family Bathrooms | WC | Loft

In all about 9095sqft (845sqm)

Annexe/ Office

One-bedroom annexe with kitchen/diner | Bathroom | WC

Gardens and Grounds

Gravelled Driveway | Parking | Landscaped Garden | Pond | Former Tennis Court/Croquet Lawn | Meadows | Woodland

Buildings

Boat/Helicopter Store | Two Double Garages | One Single Garage | Shed | Workshop and Logstore

Extends to 6.6 acres

Guide Price - £1,795,000

LOCATION

Westwood House lies in a private and rural setting, with easy access to the centre of Wootton Bridge, on the North-East coast of the Isle of Wight. The entrance gate is discreet, and the house is positioned at the end of a long drive, in the middle of the countryside with far reaching views of fields, woodland and the Solent beyond. Essential shopping, restaurants and pubs can be found in Wootton Bridge High Street, a short drive from the property. King's Quay and the New Charles III coastal path offer delightful walks and Lakeside Spa Resort and boating facilities are both nearby with close proximity to mainland ferry links. There are two private schools nearby, Ryde School with Upper Chine and Whippingham School.



HISTORY

In 1910, Mr E C Carnt, the Managing Director of the famous Cowes ship-building firm, J.Samuel White, built Westwood House. The house is a fine example of Edwardian architecture, retaining much of the character and an abundance of features associated with this period. Elaborate fireplaces; ornate ceilings, cornicing and picture rails; stained glass windows; original oak parquet floors and beautifully carved pillars are just some of the highlights found throughout. The house provides a fascinating insight into the living arrangements of a typical turn of the century country manor house, with staff quarters on both floors being easily distinguished from the more formal and spacious rooms. Westwood House was at one time, the home of Mark King, lead singer of the 80's band 'Level 42'.

Over the last century the house has been gently modernised and adapted for modern day living. In 2000, the current owners added a sophisticated Orangery and Wellness Spa with swimming pool to mark the Millenium. This is situated at the east end of the house and includes a kitchenette, games room, with access to the tennis court/croquet lawn, sauna, steam/shower, jacuzzi and changing rooms. Stone paved terraces can be found both in front of the Orangery, with access from the Kitchen Breakfast Room, and to the west, with access from the Games Room.

THE PROPERTY

Westwood House is a rare historic treasure as well as a superb family home. It was designed with family and entertaining in mind and with the intention that friends and family should enjoy the light open interior spaces, the gardens and the countryside and coastal surroundings.

Westwood House would make a wonderful contemporary family home with some updating to the interiors. The house, which is not listed, offers a superb opportunity for the next owner to add their own personal style to a well-built house.

Externally the gardens also retain the original formal landscaping. There is a former grass tennis court with viewing pavilion, a pond and an original 'tempietto' or Grecian circular pergola, offering an intimate place to sit and enjoy the views beyond the garden.

GROUND FLOOR

Porch

A brick and stone arched porch with original semi-circular stone tiled floor. The build date, '1910', engraved over the stone archway with a decorative wrought iron lamp lighting this grand entrance. Original stained-glass, part glazed front door.

Inner Porch

With access to a Cloakroom and Butler's Study or to the main Reception Hall.

Reception Hall

A large welcoming area with a superb staircase at its centre, adorned with pillars and twisted painted oak spindles. Original parquet flooring. Fireplace with marble inserts and ornate Edwardian surround and elaborate chandelier. Access to the formal reception rooms, Butler's kitchen, WC and internal corridor to the rest of the house.

Drawing Room

A large, triple aspect stately room with a handsome fireplace as the focal point and several windows bringing in plenty of natural light. A grand pillared fireside alcove, beautiful parquet flooring and ornate ceiling with scroll cornicing and carved picture rails. A pentagonal turret corner space with windows facing south, east and west.

Butler's Kitchen

Small kitchen with oven and electric hob. Original patterned tile floor. Entered via stained glass doors and stained glass panels.

Butler's Study

A peaceful small room with brick fireplace and wood surround. Window overlooking the driveway. Storage cupboards. Separate WC.

Corridor with access to:

Boot Room (external access), **Play Room**, **Shower Room**, Rear secondary staircase with access to the First Floor and **Bedrooms 4, 5 and 6**, **Utility Room/ WC**, **Boiler Room** (external access), End of corridor external door.

Sitting Room

A large dual aspect room with views over countryside to the south and to the west. Currently carpeted with original parquet flooring beneath. Decorative architraves around the doorway and windows. Beautiful ceiling plasterwork.

Dining Room



A large formal dining room which could seat approximately thirty people comfortably around a large dining table. Open fire with stunning marble and carved wood surround. Large south facing window with pillared alcove in front. Currently carpeted with original parquet flooring beneath. Large elaborate chandelier.

Garden Room

Originally an exterior south-facing portico, now offering an informal dining space from which to enjoy views of the landscaped garden and countryside beyond. Double glazed on all three sides to create an internal garden room. Tiled floor.

Kitchen Breakfast Room

Large Kitchen Breakfast Room facing south with two doors, each with access to two large terraces, ideal for entertaining. Wooden shaker cabinets. Gas Aga. Large fireplace with wood burning stove. Terracotta tiled flooring.

Orangery

A large space created as an extension at the east end of the house, joining the Wellness Spa to the main house. Includes a kitchenette with gas oven and large extractor and a sitting area with tiled flooring, original curved outside brick wall with semi-circular window. Stable door leading to terrace. Roof light. Tiled floor.

Games Room

With three steps to Wellness Spa and glazed partition wall.

Wellness Spa

Designed and built by local builder, Stonehams, it includes a large indoor swimming pool with tiled surround and seating area at the south end. Full height windows at this end and three sets of French doors to the garden and terrace. Large roof light above pool.

Additionally: Sauna, Steam Shower, Jacuzzi, Changing Room, WC. There is an external plant room which services the pool etc.

ANNEXE/ OFFICE

External access and internal access from the Wellness Spa, this self-contained one bedroom annexe has a kitchen/ diner/ living room, a double bedroom and a bathroom with shower over bath and WC. Outside, there is enough parking for several cars.



FIRST FLOOR

Landing

A wide grand staircase rises up from the Reception Hall to a galleried landing. Painted pillars, twisted spindles and a mahogany carved handrail add to the splendour of this focal point in the house. Upstairs, the north-facing, double height window gives views to King's Quay and the Solent.

Master Bedroom

A magnificent triple-aspect room with far reaching views across the countryside. A stunning fireplace with wood surround and inset mirror, plasterwork ceiling and pentagonal turret dressing table area. Built-in cupboards.

Dressing Room

Adjoins the Bedroom. Built-in cupboards and bookcase. Views over the countryside and the Solent.

En-suite Bathroom

With bath and separate shower. Ceramic tiled floor. Views of the Solent. WC.

WC

Adjacent to bathroom and accessed from the corridor

Bedroom 2

Large double bedroom with original pretty Edwardian fireplace with inset mirror and window seat with storage under with south facing large window with views of garden and surrounding countryside. Ensuite access to family bathroom.

Ensuite/Family Bathroom

A large bathroom, between Bedrooms 2 and 3, with bath and shower, twin sink vanity unit. Window overlooking the garden.

Bedroom 3

Large double bedroom with attractive fireplace and window seat in front of south facing window over looking the garden and countryside. Built in cupboards either side of the fireplace. Access to family bathroom via the landing.



Secondary Landing

Corridor to Bedrooms 4, 5 and 6 and Second Family Bathroom.

Bedroom 4

Smaller double room with fireplace overlooking the garden.

Second Family Bathroom

Opposite the double bedroom above. Bath and WC. Views over driveway and front fields.

Bedroom 5

Double room with stunning fireplace decorated with original Art Deco 'Fleur De Lis' tiles and cast metal fire surround. In-built cupboards either side. East facing window.

En-suite

Shower room with WC

Bedroom 6

Double room with dual aspect. Built-in en-suite shower room. North and east-facing windows.

Nursery/ Bedroom 7

Currently used as a laundry room but could alternatively be a pretty nursery, small child's bedroom or office. Shelving and heated wall-mounted clothes drying rail, sink and fireplace. View of front driveway, meadow and woodland.

Loft

Boarded, insulated and electric connection.

GARDENS AND GROUNDS

The approach to Westwood House is via a long, gravelled drive, lined by laurel bushes, with wild meadows on the right and grass and woodland on the left. The drive opens out into a generous parking space for several cars. Tall pillars with stone lions stand either side of the entrance way.

Grassland wraps around the sides of the property with trees and shrubs offering a sheltered and private aspect. On the west side there is a grass track which leads past the garages to the workshop and sheds beyond.

The landscaped garden on the south side of the house is beautifully designed. A former grass tennis court lies on the southeast side with a pavilion for sheltered observation. This would also make an excellent croquet pitch. A 'tempietto', or Grecian circular pergola with original stone pillars and statues, creates the perfect elegant and intimate viewpoint, at the farthest point of the garden, to enjoy the rural views. The pond has a fountain with an electric pump connection to the house still in place. The two charming terraces, accessed via glazed doors from the house, have external lights and are perfect for al fresco dining.

BUILDINGS

A large helicopter hangar/ boat store with electric supply.

Two double garages plus one single garage, a shed, workshop and log store/tractor shed. One shed has water, electric and gas.

LAND & WOODLAND

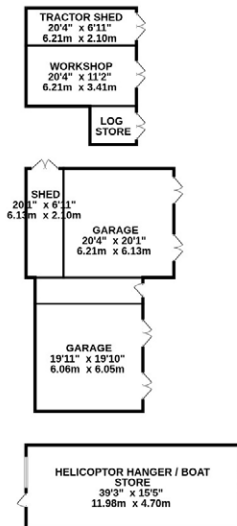
Meadow and Woodland can be found on entering the property from the road. The parcel of woodland (approximately 1 acre) is a magical area of mature trees, narrow pathways and light shrubbery. The perfect place to find bluebells in the Spring. The meadow is left semi-wild, with high grass and pretty flowers dotted around in the warmer months.



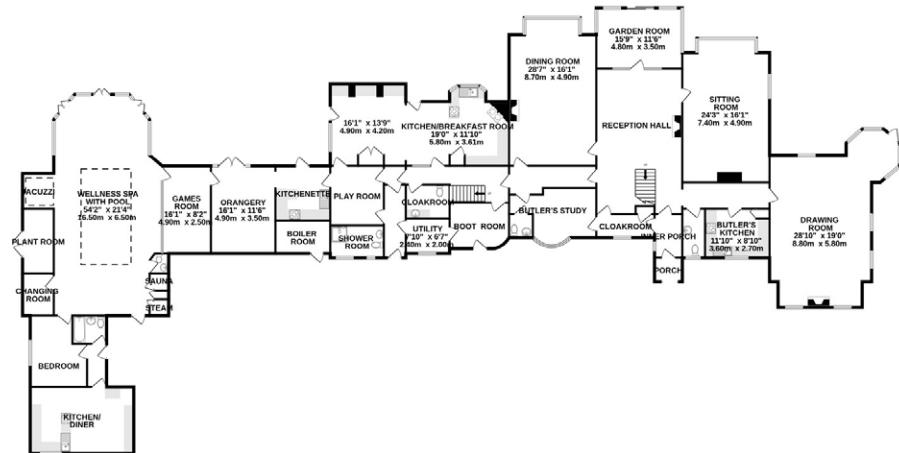
NOT TO SCALE



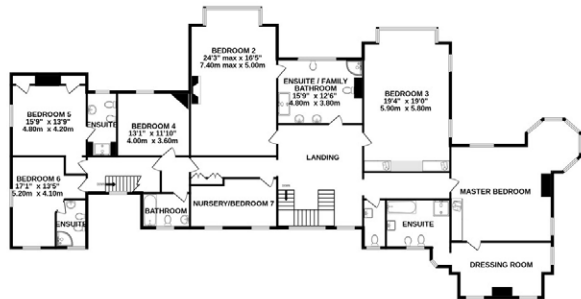
OUTBUILDINGS
(NOT TO SCALE)
2074 sq.ft. (192.7 sq.m.) approx.



SPLIT LEVEL GROUND FLOOR
(NOT TO SCALE)
5357 sq.ft. (497.7 sq.m.) approx.



SPLIT LEVEL 1ST FLOOR
(NOT TO SCALE)
3160 sq.ft. (293.3 sq.m.) approx.



TOTAL FLOOR AREA : 10590 sq.ft. (983.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOT TO SCALE

GENERAL REMARKS

Method of Sale

Westwood House is for sale by private treaty.

Tenure

Freehold with vacant possession on completion.

Rights of way

The owners of Westwood Lodge have access across the graveled area in front of the entrance to Westwood House. (This area is predominantly owned by Westwood House).

Services

Westwood House – Mains water electricity and gas. The property benefits from a dual gas boiler system housed in the boiler and plant room. Private sewerage. A drainage report is available from the selling agent.

Wellness Spa including pool: mains water, electricity and gas. Connected to existing private drainage system.

Annexe: mains water, electricity and gas. Connected to existing private drainage system.

Buildings: Hangar/ boat store and a shed connected to mains electricity. One shed connected to mains electric, water and gas

Council Tax

Tax Band: H

EPC

Rating: D

Broadband

Superfast 52Mbps

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and

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other pipes whether referred to in these particulars or not.

Planning

There is lapsed planning consent for a helipad, landing and hanger. In addition, there is current planning consent to subdivide the house into two properties. (Please request details from the agent). The property does not sit within an Isle of Wight AONB.

Access

The property benefits from private access from the public highway, Brocks Copse Road, along a gravel, tree-lined drive. The nearest neighbour has an all purpose right of access over the initial entrance apron before entering their property.

Local Authority

Isle of Wight Council

Postcode

PO33 4NP

what3words

developed.solids.boss

Viewings

Viewings strictly by appointment with BCM Wilson Hill.

Fixtures and Fittings

Four original chandeliers and garden ornaments/statues are available by separate negotiation.

Selling agent

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