

# Woodland Rise, Undercliff Drive

Niton, PO38 2LY

**£795,000**  
FREEHOLD



Presenting a spacious and naturally light family home with generous accommodation including four bedrooms, sea glimpses, driveway parking and a large garden, perfectly located for countryside and coastal living.

- Spacious and naturally light accommodation
- Four well-proportioned bedrooms
- Open-plan dining room and kitchen
- Ample driveway parking
- Countryside and coastal walks on the doorstep
- Substantial detached family home
- Opportunity to make your own
- Three reception rooms
- Large mature garden with sea views
- Elevated position with sea views

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Woodland Rise is a beautifully bright and welcoming detached home offering generous and versatile accommodation arranged over two floors. Enjoying an elevated position with far-reaching sea views, the property provides an excellent balance of comfortable living space and practical family layout. The property has been enjoyed and lovingly maintained for the last 20 years and is now ready for new owners to make their own. The accommodation comprises an entrance hall leading to the living room, study, dining room, ground floor cloakroom, and the utility room which leads to a rear porch and the kitchen. The stairwell from the first floor leads up to a landing space which provides access to four double bedrooms and the family bathroom. With well-proportioned rooms, a sociable open-plan kitchen and dining area, and a delightful garden, this charming home is perfectly suited to families or those seeking a peaceful change in location.

Situated on the most southerly point on the Island, Niton was a small historic fishing hamlet up until the 19th Century, until nearby Ventnor was popularised by the Victorians as a health resort, due to the unusually warm climate to the south of the Undercliff. Niton village today retains a historic charm, but now benefits from amenities including a mini-supermarket, a pharmacy, a doctor's surgery, a community hall, and two well-regarded pubs, all within walking distance from Woodland Rise. To the south, the Buddle Inn, a smuggler's favourite according to local legend, can be found on the way to the spectacular rugged coastline, rocky coves and majestic St Catherine's lighthouse, which has been in operation in 1840. Within the village, just a short distance from the property, is The White Lion pub, which serves fantastic food and offers a family and pet-friendly place to dine out on the days you don't fancy cooking. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor, and mainland ferry links can be found in Ryde, Fishbourne, Cowes and Yarmouth.

### **Welcome to Woodland Rise**

Approached via a private driveway, Woodland Rise sits proudly within its generous plot, surrounded by established gardens and mature planting. The elevated position affords delightful views towards the sea, while the sweeping lawn and landscaped frontage create an attractive first impression. A pathway leads to the entrance of this charming home, and the driveway sweeps up the side of the property.

### **Entrance Hall**

A welcoming central hallway provides access to the ground floor accommodation. The space is bright and inviting, with neutral décor and soft carpeting. Stairs rise to the first floor and doors lead to the dining room, study and living room.

### **Living Room**

This generously sized dual-aspect living room is wonderfully light and spacious, with large windows overlooking the garden with sea views beyond. The room provides ample space for comfortable seating and is ideal for relaxing or entertaining.

### **Study**

This handy additional room is ideal for use as a study or a snug. The study benefits from a pleasant outlook and provides a flexible additional space to suit a variety of needs.

### **Dining Room**

A superb family space positioned at the heart of the home, the dining room offers plenty of room for a large table and chairs. A charming fireplace forms an attractive focal point, and an open archway flows seamlessly into the kitchen, creating a sociable and practical layout.

### **Kitchen**

The well-appointed kitchen features a range of fitted base and wall units, ample work surfaces and integrated appliances. The layout offers excellent storage and workspace, while the open connection to the dining room makes this an ideal hub for family life.

### **Utility Room**

Accessed from the kitchen, the utility room provides valuable additional storage and space for laundry appliances, as well as a beautiful oil-fired AGA keeping the room and surrounding spaces warm, and an external door offering convenient access to the garden.

### **Cloakroom**

Conveniently located off the hallway, the ground floor cloakroom comprises a WC and wash basin and an internal window to the rear porch.

### **First Floor Landing**

The spacious first-floor landing is light and airy, providing access to all four bedrooms and the family bathroom with lovely sea views to the front aspect.

### **Bedroom One**

Generously proportioned, this double bedroom with ample space for freestanding furniture enjoys large window to the front aspect allowing plenty of natural light into the space, plus stunning sea views.

### **Bedroom Two**

Also flooded with natural light from the south facing window to the front aspect, this double bedroom continues the neutral décor.

### **Bedroom Three**

Overlooking the garden from the window to the side aspect, this double bedroom offers plenty of space for furniture as well as continuing the neutral finishes.

### **Bedroom Four**

The smallest of the four bedrooms offers a window to the side aspect with views over the garden and glimpses of the sea whilst offering a generous single bedroom or an additional study, if required.

### **Family Bathroom**

Benefiting from an obscure glazed window to the rear aspect, this family bathroom comprises a bath with an electric shower over, a hand basin, and a WC. With neutral tiling around the bath and shower, the space is finished with a heated towel rail.

### **Outside**

This wonderful family home benefits from a sunny and beautifully maintained garden which wraps around the property and is mainly laid to lawn with established shrubs and planting. With several seating places, including a large, elevated patio terrace, enjoys a south-facing position and stunning, uninterrupted views of the English Channel. The elevated position allows for delightful views, and the outside space provides a wonderful setting for outdoor dining, relaxation and family activities.

### **Parking**

The property offers off-road parking for several cars, with the sweeping tarmac driveway to one side. There is potential to expand the driveway, if required.

Woodland Rise is a delightful and substantial family home offering bright, spacious accommodation in a highly desirable location. With its large garden, flexible layout, sea views and peaceful surroundings, this property presents a superb opportunity for those seeking a change in lifestyle or a comfortable long-term family residence. A viewing is highly recommended with the sole agent, Susan Payne Property.

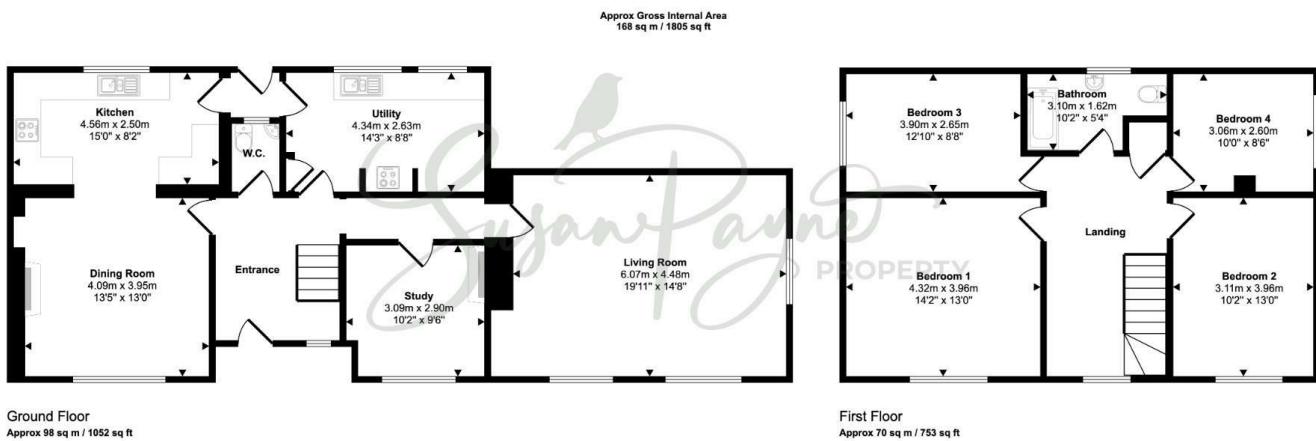
### **Additional Details**

Tenure: Freehold



Council Tax Band: F (approx. £3,493.04 pa – Isle of Wight Council 2025/2026)

Services: Mains water, electricity, mains drainage & oil fired AGA.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mede Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

#### Agent Notes:

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