



Susan Payne  
PROPERTY  
PROUDLY PRESENT FOR SALE



# 9 The Bower

Alverstone Road, Queen's Bower, Isle of Wight PO36 0LD



£375,000  
FREEHOLD



A well-maintained chalet bungalow set in a peaceful woodland-edge location, backing onto Borthwood Copse, offering flexible accommodation, mature gardens and excellent potential in Queen's Bower.

- Three-bedroom, two-bathroom chalet bungalow
- Flexible layout with ground floor bedroom/study
- Conservatory overlooking the garden
- Quiet and desirable Queen's Bower setting
- Well cared for with scope to update
- Backing directly onto Borthwood Copse
- Beautiful, established rear garden
- Driveway parking and detached garage
- Gas central heating and double glazed windows
- Surrounded by countryside and woodland walks

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

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Dating from 1960, 9 The Bower is a well-cared-for home, having remained in the same ownership for over 30 years, and now offering an opportunity to acquire a property in one of the Island's most peaceful and naturally beautiful settings. Accommodation is arranged in a versatile chalet-style layout, providing flexibility to be configured to suit a range of needs, whether as a family home, a downsize, or for those seeking single-level living with additional space above. While the property has been thoughtfully maintained, there is clear scope for a new owner to update and personalise, creating a home to suit their requirements.

A particular feature of the property is its setting, with the rear garden backing directly onto Borthwood Copse, creating a sense of privacy and a strong connection to the surrounding landscape.

Queen's Bower is a small hamlet, known for its rural charm and peaceful surroundings. The area has historical significance, once associated with royal hunting grounds, and today offers a quiet and unspoilt environment. Borthwood Copse, which lies directly behind the property, is an area of ancient woodland, providing a network of footpaths and a haven for wildlife. The wider area offers access to countryside walks, as well as nearby coastal routes. Despite its tranquil setting, the property remains conveniently located for access to Sandown, Shanklin and Newport, all of which provide a range of shops, amenities and transport links.

### **Welcome to 9 The Bower**

Approached via a generous driveway, the property sits comfortably within its plot, with a neatly maintained front garden and a welcoming entrance porch. There is an immediate sense of a home that has been well looked after, with a practical layout and a natural flow through the accommodation. Views through to the rear hint at the garden beyond, which forms a key part of the overall appeal.

### **Entrance Porch**

A bright and practical space, leading through to the main hallway.

### **Entrance Hall**

A central hallway providing access to the principal ground floor rooms, with a functional layout.

### **Sitting Room and Snug**

The sitting room is a comfortable living space with a feature fireplace and a pleasant outlook over the front garden. The sitting room flows into a further reception area, which could be used as dining space or a snug, or as an extension to the sitting room, benefitting from an abundance of natural light and garden views with sliding doors to the rear aspect. A door leads into the kitchen.

### **Kitchen**

Fitted with a range of units in neutral tones, complemented with tiled splashbacks and integrated appliances, the kitchen is practical in its current form, with scope for updating or reconfiguration if desired. Window look to the front and rear, providing plenty of natural light and lovely green views, and a useful floor leads to the side aspect providing access to the garden and garage.

### **Dining Room**

A well-proportioned room to the front of the property with front-garden views, offering a dedicated space for dining or entertaining, or the potential to be configured as a further ground floor bedroom or additional reception space.

### **Shower Room**

Fully tiled, the shower room has a corner shower, and a wide fitted vanity unit with a basin, a heated chrome towel rail and a window with patterned glass for privacy.

### **Cloakroom**

Conveniently separate, the cloakroom is tiled and features a WC and window to the rear aspect.



### **Study/Bedroom Three**

A flexible room on the ground floor, currently used as a study, but also suitable as a bedroom or hobby room, depending on requirements. Glazed sliding doors lead into the conservatory.

### **Conservatory**

Overlooking the rear garden and on to the copse beyond, the conservatory is a light-filled space with direct access onto the terrace, creating an easy connection between the house and garden.

### **First-Floor Landing/Dressing Area**

Providing access to the first-floor rooms, with an additional dressing area space that has fitted cupboards and a window with wonderful views over the rear garden and Borthwood Copse.

### **Bedroom One**

A comfortable double bedroom with fitted storage and a window to the side aspect, and complemented by an en-suite shower room.

### **Ensuite**

The ensuite has a shower, a vanity unit with a WC and basin, and a window to the rear aspect.

### **Bedroom Two**

Another well-proportioned double bedroom with a pleasant outlook.

### **Outside**

The gardens are a particularly appealing feature of the property, having been carefully maintained and thoughtfully planted over many years. The rear garden is mainly laid to lawn, with established borders, shrubs and trees providing structure and interest throughout the seasons. A terrace area offers space for outdoor seating and dining, while additional features include a greenhouse and outbuildings. The garden backs directly onto Borthwood Copse, creating a peaceful and private backdrop, with an immediate sense of connection to the surrounding woodland.

To the front, the property benefits from a wide driveway providing ample parking, along with access to the detached garage.

### **In Summary**

9 The Bower presents a rare opportunity to acquire a well-maintained home in a highly desirable woodland-edge setting, offering flexible accommodation and clear potential to enhance over time. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

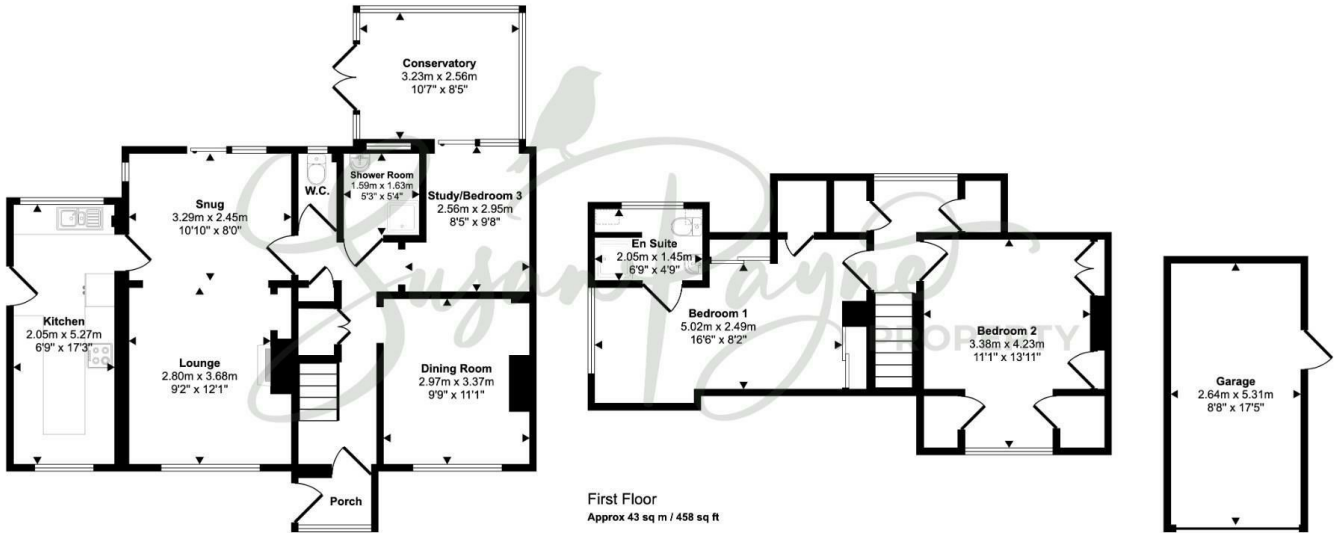
Tenure: Freehold

Council Tax Band: D (Approx. £2,607.47 for 2025/26)

Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
131 sq m / 1409 sq ft



Ground Floor  
Approx 74 sq m / 800 sq ft

Denotes head height below 1.5m

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 Made 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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