

40 Standen Avenue, Camp Hill, Newport, PO30 5PQ

Guide Price £355,000

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER
Spacious family home ~ 12 PV panels and 8 kw battery ~ Zappi EV charger ~ Garage and off road parking ~ Within a beautiful forest setting

A deceptively spacious and characterful home

Approached through a winding road with the towering trees of Parkhurst Forest either side, you find this home rich in character and beautifully presented. Along with its three bedrooms, with an attic room giving extra accommodation, there is a modern bathroom and kitchen, utility room and two cloakrooms. This home is surrounded by its own spacious gardens, along with off road parking and a separate garage for additional parking or storage. Must be viewed to appreciate what the property has to offer.

Interior

Generously sized rooms which are arranged over three storeys, this delightful semi-detached family home has been lovingly maintained and beautifully enhanced, combining timeless character with carefully considered modern living. High ceilings, original architectural features and bespoke oak detailing along with an abundance of natural light, gives every room a bright and welcoming feel.

Ground Floor:
Stepping through the entrance door, the hallway immediately sets the tone with original parquet flooring, elegant proportions and a beautifully crafted staircase, complete with timber detailing and stylish stair runner. Clever understairs storage adds practicality without compromising the home's period charm.
The spacious sitting room is a wonderfully inviting place to relax. A large recessed square bay window floods the room with natural light, while a slate hearth with a log-burner provides an attractive focal point, making this the perfect place to gather with family throughout the seasons.

The generously sized dining room continues the home's characterful appeal, with rich stripped wooden floorboards adding warmth and texture beneathfoot. French doors open directly onto the covered veranda, allowing indoor and outdoor living to blend effortlessly during the warmer months, while connecting to the kitchen making entertaining both easy and sociable.

Recently installed, the stunning kitchen perfectly balances contemporary styling with the home's character. Beautiful sage green wall and base units are complemented by light work surfaces, while elegant metal handles and a bespoke timber light fitting add thoughtful finishing touches. A charming breakfast nook, finished with matching oak detailing, has been perfectly positioned to enjoy views over the garden—a delightful spot for morning coffee.

The kitchen is exceptionally well equipped with integrated dishwasher and recycling bins, twin ovens and a five-ring gas hob, providing everything needed for modern family life.











Beyond the kitchen, the property's original rear door leads into an incredibly practical utility area. Here there is space and plumbing for both a washing machine and tumble dryer, room for a tall fridge freezer, additional storage and the Glow-worm boiler. A separate cloakroom with WC and wash basin further enhances the practicality of this space. With direct access to the garden, it is the perfect place to leave muddy boots, outdoor clothing and four-legged companions after long walks through the surrounding forest.

First Floor:
The staircase rises to the first floor where three well-proportioned bedrooms continue the home's sense of space and character. The generous principal bedroom benefits from two recessed storage areas, while a further spacious rear-facing double enjoys a wonderfully peaceful outlook. A third bedroom provides an ideal child's room, guest bedroom or home office.
The family bathroom has been beautifully modernised to create a luxurious retreat. A freestanding bath takes centre stage alongside a generous walk-in shower and stylish double vanity unit, with tasteful half-height tiling completing the contemporary design. A separate WC with wash basin offers additional convenience for busy family living, while a useful cupboard houses the hot water cylinder.

Attic Room:
The second floor reveals a wonderfully versatile attic room, cleverly arranged into two distinct areas. Currently utilised as a sleeping space together with a gaming room/dressing room/ home office, it offers the ideal teenage hideaway, creative studio or hobby room, providing flexible accommodation to suit changing family needs.

Exterior
Outside, the property continues to impress. The front garden is beautifully planted with established flowers and mature shrubs, creating an attractive country garden feel that perfectly complements the woodland surroundings. A private driveway provides off-road parking for three vehicles and benefits from a Zappi electric vehicle charging point.
Immediately adjoining the dining room is a particularly attractive covered veranda with decked flooring, creating a wonderful extension of the living accommodation. Draped in mature wisteria, it provides a sheltered space for morning coffee, family meals or entertaining friends long into the evening, all accompanied by the peaceful sounds of the surrounding forest.

Beyond, the lawn is framed by raised sleeper flower beds and an abundance of established planting, creating colour, texture and interest.

Mature olive and apple trees lend a distinctly cottage garden feel, while soft fruit bushes, including blackcurrants, redcurrants and gooseberries, provide a wonderful opportunity for those who enjoy growing their own produce. Raised vegetable beds, fragrant lavender, a practical garden store and dedicated wood store further enhance this exceptional outdoor space.

As the garden flows towards the rear of the plot, a bespoke brick-built pizza oven creates an inviting focal point for outdoor entertaining and beyond this lies convenient rear access to the detached garage.





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Beautifully established yet wonderfully manageable, it provides spaces to entertain, relax, cultivate and simply enjoy the tranquillity of its woodland surroundings. This is very much a garden that must be experienced in person to fully appreciate all it has to offer.

Further Information

Tenure: Freehold
EPC: B
Council tax band: C
12 solar panels owned outright
8KW battery storage
Zappi car charger
Mains water, gas, electricity and sewerage
Double glazed throughout
Broadband: Super and Ultrafast available in this area

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 196.3 sq. metres (2113.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

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