



Compton Grange
Military Road | Brook | Isle of Wight | PO30 4HB

SELLER INSIGHT

“Compton Grange is unique. There's no other house like it on the Isle of Wight. It has been a much-loved home and a place where countless happy family memories have been made. More recently, it's been enjoyed by many holiday guests who often write in the visitors' book about how special it is and how reluctant they are to leave.

What we've always loved most is the sense of peace. The house stands alone, surrounded by downland, with the sea and beautiful sandy beach at the end of the drive, where you can swim, surf and kiteboard. We have so many favourite spots. It's magical when the sun rises and turns the white cliffs of Tennyson Downs pink. We love sitting on the bench and watching the wildlife on the lake with the sea beyond, listening to the stream in the secret garden whilst barbecuing supper after a day at the beach, then ending the day on the terrace watching the dramatic sun sets and stargazing at night under the clear dark skies. The house is wonderful in summer and cosy in the winter. It's a house for every season.

Despite its secluded setting, everyday life is so easy. Within minutes you can be in Freshwater with its restaurants, cafes and shops, including a butcher and fishmonger. Yarmouth Harbour is a short drive with ferry connections (London is less than 3 hours away), restaurants, shops and boat moorings. Brighstone Stores offers some of the finest local produce on the island and The Hut, one of the UK's premiere coastal restaurants, is 10 minutes away.

The cottage is furnished and equipped, allowing the next owners to simply arrive and begin enjoying it from day one.

More than anything, Compton encourages you to slow down and notice the beauty around you. We feel incredibly fortunate to have been its custodians and hope whoever comes next will love it as much as we have and create their own memories in this extraordinary place.”*

* 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

Compton Grange

On sale for only the second time in forty years, an iconic coastal retreat with panoramic sea views and timeless character. Set along the protected Heritage Coastline and just moments from one of the Island's most dramatic sandy beaches, this exceptional four-bedroom detached residence offers a rare opportunity to embrace coastal living at its finest. With the beach only a short stroll away, renowned for surfing, kite surfing, windsurfing, swimming and miles of unspoilt shoreline, this home is perfectly positioned for those seeking both tranquillity and adventure. Surrounded by National Trust land, the property enjoys immediate access to footpaths leading up onto The Downs, placing some of the Island's most breathtaking scenery right on your doorstep.

Originally built as a pair of farm workers' cottages, the home has been thoughtfully renovated and extended into a beautifully crafted residence that blends period charm with modern comfort. South facing and bathed in natural light, the property boasts uninterrupted views across the English Channel and towards the dramatic chalk cliffs rising to Tennyson Monument, the Island's second highest point. Whether basking in summer sunshine or watching winter waves crash against the cliffs, the outlook is nothing short of spectacular.

Set within approximately 0.52 acres, the grounds are both generous and enchanting. The main garden is secluded, easy to maintain and bordered by an attractive stream. A rose covered archway leads to a hidden "secret garden," fully enclosed and offering a peaceful sanctuary with its own natural water feature. The gated driveway provides ample parking, while a detached double garage, partially converted into a games room, offers versatility and potential for further adaptation.

Inside the house is warm and welcoming. Just off the entrance porch is a downstairs shower room and loo, which also houses the washing machine and tumble dryer. The light, spacious hallway / study leads into the kitchen / dining room which enjoys three windows framing views over the garden, fields, sea and the white cliffs of Tennyson Downs: a truly inspiring setting for everyday living. A stable door opens to the rear porch / boot room (perfect for containing a wet dog after a muddy walk!) and the garden beyond. The South facing sitting room is a standout space, offering dual aspect views across the garden to the lake and sea beyond.

Across the upper floors, the bedrooms are bright and well proportioned, and all have wonderful views. The smaller 4th bedroom has been plumbed for conversion to a bathroom should future owners require this. There are two bathrooms with loos which are simple and elegant: one includes a bath / shower, whilst the other provides a fully tiled, walk in shower.

Outside, a stone patio provides an idyllic vantage point for enjoying the sea views, leading onto the lawned garden. From here there is gated access to the enclosed 'secret garden'. This remarkable home offers a rare blend of coastal beauty, historic charm, and modern comfort, an inspiring retreat in one of the Island's most treasured landscapes.







Travel Information

6.1 miles from Yarmouth to Lymington Ferry Terminal
 14.6 miles from Fishbourne to Portsmouth Ferry Terminal
 15.1 miles from East Cowes to Southampton 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 Theatre, Newport	10.7 miles
Freshwater Bay Golf Club, Freshwater	2.7 miles
Newclose County Cricket Ground, Blackwater	10.4 miles
West Wight Sports Centre, Freshwater	4 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	10.3 miles
	01983 822099

Education

Primary Schools	
Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	
Chillerton & Rookley Primary School, Chillerton	01983 522747
Freshwater & Yarmouth CE Primary School, Freshwater	01983 721207
	01983 760345

Secondary Schools/Colleges	
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 858722

Entertainment

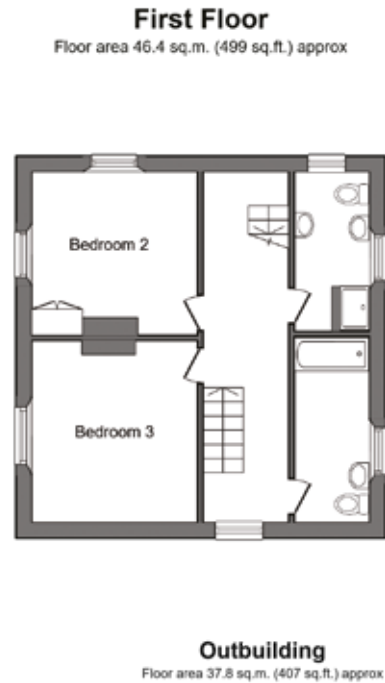
Restaurants / Bars
 Three Bishops Inn, Brighstone
 The Crown Inn, Shorwell
 Horse & Groom, Ningwood
 Wight Mouse Inn, Chale
 The Sun Inn, Calbourne
 The Horse & Groom, Shalfleet
 The Cow, Tapnell
 The Hut, Totland Bay
 The Waterfront Bar & Restaurant, Totland Bay

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

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Dimbola Lodge, Freshwater Bay
 Tennyson Down, Freshwater
 Mottistone Manor Gardens, Mottistone
 Fort Victoria Country Park, Norton
 St Catherine's Oratory, Niton
 The Needles Landmark Attraction, Alum Bay
 Carisbrooke Castle, Carisbrooke

EPC Rating: F
 Council Tax Band: F
 Tenure: Freehold



GROUND FLOOR

Entrance Porch	8'1 x 5'8
Shower Room	11'9 x 10'3
Hallway / Study	24'2 x 10'9
Sitting Room	18'4 x 10'6
Kitchen / Breakfast Room	

FIRST FLOOR

Landing	
Bedroom 2	11'10 x 10'9
Family Bathroom	12' x 4'8
Bedroom 3	11'10 x 10'9
Family Shower Room	10'7 x 5'6

SECOND FLOOR

Landing	
Bedroom 1	14'2 x 10'8
Bedroom 4	10'4 x 9'8

OUTSIDE

Front & Rear Gardens	
Driveway Parking	
Double Garage	19'11 at widest point x 19'11 at widest point
Store	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed:



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