

SPENCE WILLARD



Newclose House East, 134 Watergate Road, Blackwater, Isle of Wight



*Occupying a particularly quiet, picturesque setting, a magnificent period house set in stunning grounds of approximately 4.36 acres*

VIEWING:

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This particularly fine period property, part of which is believed to date back to the mid-1700s, forms the major portion of what was Newclose House, now divided into two separate wings and enjoying complete privacy with its own impressive driveway and mature tree lined boundaries. The house has a series of beautifully proportioned rooms retaining a superb array of period features and benefits from large windows that provide great natural light in addition to views over the beautiful grounds and surrounding countryside.

Fine marble fireplaces, decorative coving and well maintained/refurbished original timber flooring remain in much of the house whilst the spectacular drawing room provides a real wow factor. More intimate reception areas can be found in the sitting room and inner hall. On the first floor, there are four bedrooms and a study as well as two large bathroom/shower rooms with the main bedroom benefiting from a large balcony from which distant country views can be enjoyed. A particularly large cellar includes wine bins.

The grounds are a particular feature and extend to approximately 4.36 acres within which there are beautifully planted mature gardens and parkland-like paddocks flanking the driveway and including a wide array of impressive mature trees along with adjacent woodland.

**THE LOCALITY**

The property is situated in a particularly attractive rural setting on a quiet country lane yet is only a few minutes' drive into Newport and with easy access to the remainder of the island. Its central location on the Island benefits from ease of access to all parts of the island. There are a number of walks available directly from the property.



Drawing Room



Drawing Room



Sitting Room



Snug



## ACCOMMODATION

### GROUND FLOOR

Stone steps lead to an ornate **PORCH** with a largely glazed front door opening to:

**ENTRANCE HALL** Original timber flooring, decorative architraves with a lovely wide original timber staircase leading to the first floor.

**SITTING ROOM** An elegant, light room with a full height bay window providing views over the gardens. Ornate fireplace with decorative marble surround.

**CLOAKROOM** Washbasin, WC and ample space for hanging coats.

**SNUG** Providing a further versatile seating area with a woodburning stove and with French doors leading to the gardens.

**DRAWING ROOM** A magnificent room with a wide, curved bay with a southerly aspect providing views over the gardens and surrounding countryside in addition to a further full height bay window incorporating original shutters overlooking the driveway and grounds to the north east. An impressive open fireplace with ornate marble surround, original timber flooring, decorative architraves.

**KITCHEN/BREAKFAST ROOM** Base and wall cupboards with solid beech worksurfaces and ceramic sink unit. Two oven gas-fired Rayburn and built-in dresser. Space for American-style fridge freezer. A wide arched opening with steps leads down towards:

**DINING ROOM** A beautifully proportioned formal dining room with largely glazed southerly aspect incorporating a pair of glazed doors opening to the gardens. Fireplace with ornate marble surround.

**UTILITY ROOM** Worksurfaces, cupboards, ceramic sink unit along with space for further fridges, freezers, dishwasher and washing machine. Wall mounted Worcester gas-fired boiler. Part glazed door to the garden.

### FIRST FLOOR

**LANDING** Hatch access to roof space and built-in cupboards.

**BEDROOM 1** A particularly spacious, dual aspect double bedroom with an impressive fireplace and French doors leading to a large **BALCONY** from which there are delightful views over the surrounding countryside to distant downland.

**STUDY** Views over the gardens.

**BEDROOM 4** A nicely proportioned double bedroom with original fireplace and views over the garden.

**BEDROOM 3** A beautifully light double bedroom with a deep sash window providing distant southerly views.

**BEDROOM 2** A particularly spacious room with views across the southern elevation providing wonderful views. Fireplace with marble surround.

**BATHROOM** Roll top bath, large shower, bidet, WC and twin washbasins. Heated towel rail and built-in shelving.

**SHOWER ROOM** Large walk-in shower, washbasin, WC and heated towel rail. Airing cupboard housing hot water cylinder and with slatted shelving.

### LOWER GROUND FLOOR

**CELLAR** Stone steps lead down to a spacious, stone-floored cellar providing useful storage leading onto a wine cellar with original stone shelved wine bins.





#### **OUTSIDE**

Approached over an impressive driveway flanked by paddocks and gardens culminating in a parking and turning area to the front of the house adjacent to which is the **GARAGE** 6.37m x 5.9m with power and lighting.

The gardens are a real delight and mainly situated on the two sides of the property with beautifully planted borders with a large selection of shrubs and specimen trees making for an idyllic setting. The two paddocks either side of the driveway include an array of mature trees and there is an area of adjacent woodland making for a delightful, majestic setting.

**SERVICES** Mains water and electricity. Shared private drainage. Calor gas.

**EPC** Rating E

**TENURE** Freehold

**COUNCIL TAX** Band F

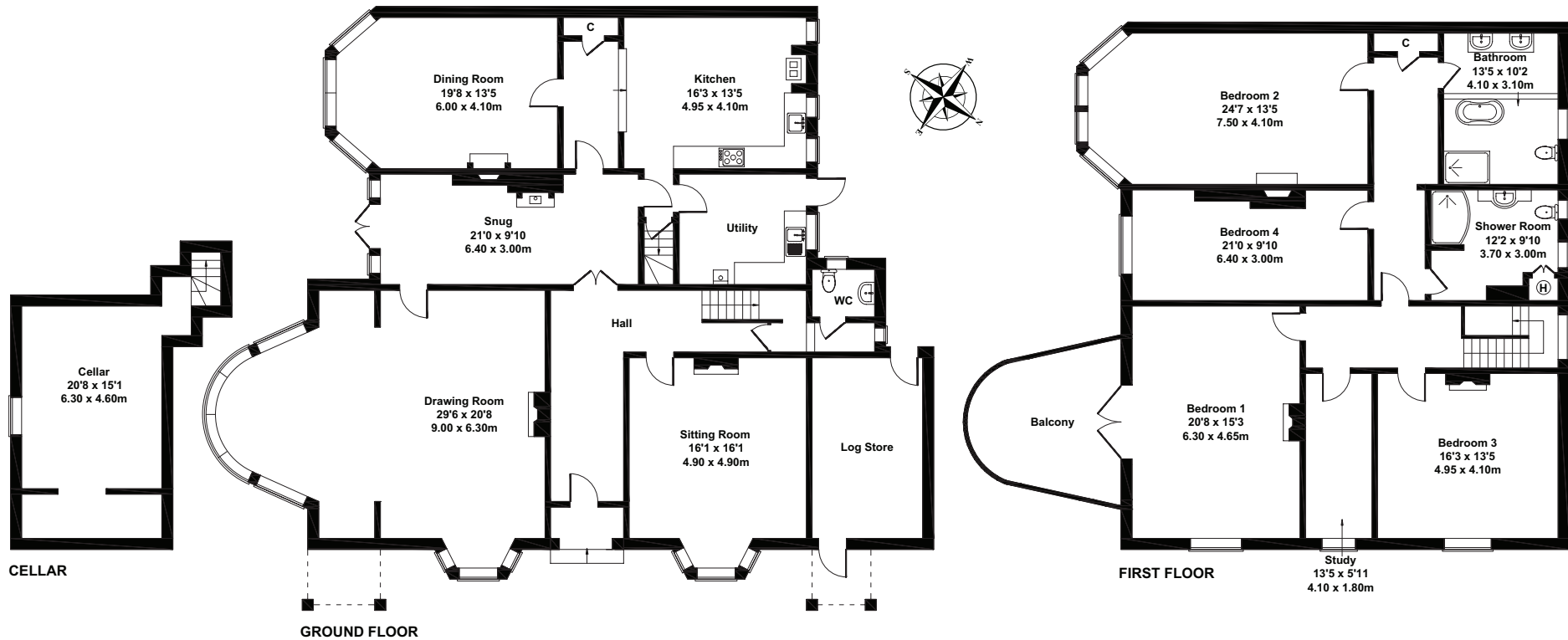
**POSTCODE** PO30 1YP

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



## Newclose House East

Approximate Gross Internal Area  
4284 sq ft - 398 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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