

SPENCE WILLARD



Nirvana, Steephill Court Road, Ventnor, Isle of Wight

# *A striking, southeast facing coastal retreat, surrounded by wonderful countryside and an abundance of coastal walks*

VIEWING:

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A striking, southeast facing, 5-bedroom, 4- bathroom coastal retreat, sat within an area benefitting from a favourable microclimate. Built in 2011 to an exacting standard, this contemporary residence offers panoramic southeast facing sea views and seamless indoor-outdoor living, capturing the very essence of modern coastal living. The Property has been extended and much improved over the last five years by the current owners. The residence boasts striking white clapboard exteriors and features double-height glazing, underfloor heating throughout, and bi-fold doors.

With a triple-aspect principal suite (complete with balcony and dressing area) and low-maintenance gardens, it's the ultimate island retreat or permanent residential home.

A short stroll from the iconic Steephill Cove and Ventnor Botanic Gardens, the property sits in a peaceful and quiet neighbourhood surrounded by wonderful countryside and an abundance of coastal walks. 900MB broadband speed available

## **ACCOMMODATION**

**ENTRANCE LOBBY** A wide, light and airy entrance lobby with ample floor to ceiling mirrored storage cupboards leading through to the heart of the home.

**OPEN PLAN RECEPTION ROOM** The superb open-plan dual aspect sitting room and dining area for eight, features a sculptural staircase and sleek porcelain tiling, with underfloor heating throughout. A spacious seating area, with bi-fold doors opens up the boundary between the interior and the expansive sun terrace.

**KITCHEN** Stunning, high gloss red cabinetry meets white Corian worktops and a central social island and breakfast bar. Beautiful Italian style Scavolini kitchen with premium appliances include an American fridge-freezer, five ring range cooker with double oven and overhead extractor fan and integrated dishwasher. Double sink with



sensor mixer taps and separate filtered water tap. Access out onto the decked garden with southeast facing coastal views.

**BEDROOM 5/STUDY** Flexible and spacious single bedroom currently set up as a study with views over the front garden area,

**UTILITY ROOM** Dedicated utility room with washing machine and dryer in situ. Housing a water softener, the boiler and high pressure water tank and underfloor heating controls. Overhead storage shelving.

**BEDROOM 2** Large ground floor triple aspect double bedroom with views out over the decked garden. Bright and airy with ample room for fitted or freestanding wardrobes. Access through to ensuite "Jack & Jill" shower room.

**ENSUITE SHOWER ROOM** Good size shower room with wash hand basin with vanity unit below. Heated towel rail. WC and illuminated wall mirror.

#### FIRST FLOOR

**LANDING** Spacious landing that doubles as a scenic retreat with a dedicated seating area overlooking the English Channel. Large floor to ceiling picture windows

**BEDROOM 1** This triple-aspect haven features a large walk-in dressing area and built in wardrobes. Access to a covered private balcony with elevated sea views.

**ENSUITE SHOWER ROOM** Large walk in shower with sliding glass doors. Wash hand basin sat on vanity unit below. WC, illuminated wall mirror, additional wall cabinet and heated towel rail.



**BEDROOM 3** Spacious double bedroom with local views out across the downs. Large built in wardrobe with sliding doors.

**ENSUITE SHOWER ROOM** Fully tiled shower cubicle with glass sliding door. Wash hand basin sat on vanity unit below, Heated towel rail, illuminated wall mounted mirror and WC.

**BEDROOM 4** Good size double bedroom with stunning sea views. Large built in wardrobe with sliding doors.

**FAMILY BATHROOM** Large spacious fully tiled bathroom with separate bath and walk in shower with sliding door and tower incorporating mixed body jets. Large stylish wash hand basin sat on vanity unit below, heated towel rail, wall mirror and WC.

#### OUTSIDE

Bloc paved driveway to the front of the property with parking for 3 cars. Access to **GARAGE** with power and lighting. Side gated access through to the secluded, low maintenance, private decked garden with tropical planting and southeast facing sea views. There are a variety of seating areas and terraces around the garden with 2 large **STORAGE SHEDS/WORKSHOPS**

**TENURE** Freehold

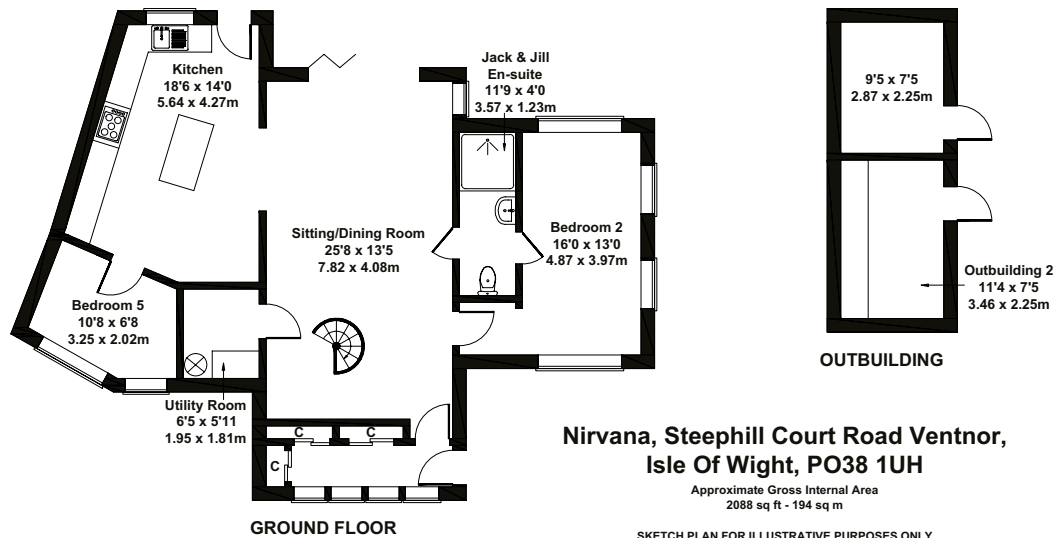
**POST CODE** PO38 1UH

**COUNCIL TAX** Band F

**SERVICES** Mains electricity, water, gas and drainage

**VIEWINGS** Strictly by appointment with the sole selling agent, Spence Willard.



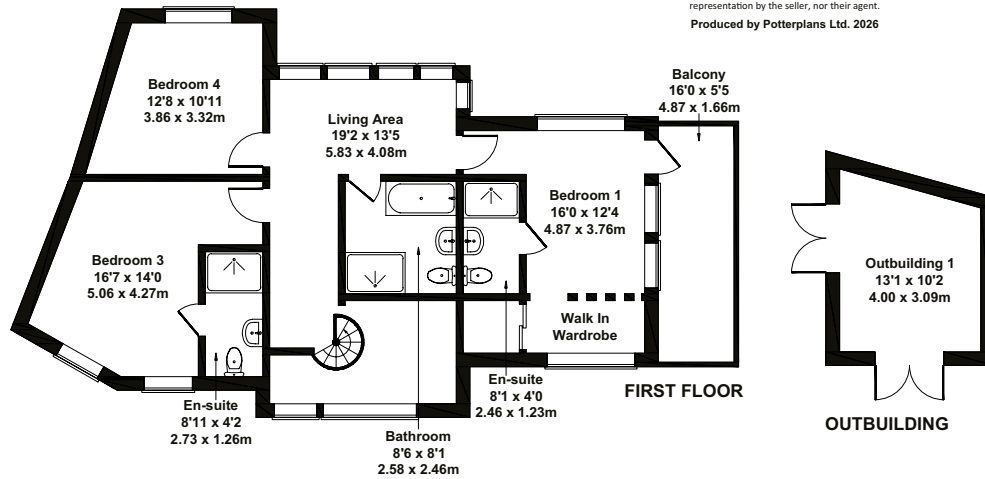


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Approximate Gross Internal Area  
2088 sq ft - 194 sq m

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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