



Rowborough Lodge, Rowborough Lane, Brading, Sandown, PO36 0AZ



EXCELLENT OPPORTUNITY - VIA AUCTION:

CLIVE EMSON AUCTION 7th May 2026

Log on to: cliveemson.co.uk :Download Legal Pack / Bid

Lot - ROWBOROUGH LODGE, BEAPER SHUTE, BRADING, SANDOWN, ISLE OF WIGHT, PO36 0AZ

Auction Guide Price - £450,000 - £500,000 Plus fees

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website: cliveemson.co.uk

- A charming spacious five bedroom house set in landscaped gardens
- A 2 Storey Barn (in need of refurbishment) with lapsed planning permission for annexe accommodation
- Original large greenhouse and potting shed
- Garage

Auction Guide Price
£450,000



A spacious five bedroom detached house, with a two-storey barn set within pretty gardens, comprising an orchard, a large greenhouse, chicken shed and pond. Includes a large garage.

In all extending to 1.45 acres (0.59 hectares)

Location

Rowborough Lodge is situated off Rowborough Lane, five minutes' drive from local coastal villages and Ryde School where everyday amenities, schools, restaurants and leisure facilities can be found.

Ground Floor

Entrance Hall

A central hall with access to the reception rooms. Built-in storage. Cupboard under the stairs. Access to first floor.

Kitchen/ Breakfast Room

Large Kitchen with space for a central breakfast table and chairs. Aga and additional hob. 'Granite' worktops with tile splash back. Double glazed windows facing west and north. Access to dining room and utility room.

Utility Room

Ample storage space provided by units. Sink and worktops. Gas boiler, and electric consumer unit. Space for washing machine and tumble dryer. Access to exterior.

Sitting Room

Large room with windows on two sides. French windows to exterior. Attractive fireplace with brick surround.

Dining Room

West-facing with access to the kitchen via semi-glazed door. French windows to exterior for al fresco dining.

Bathroom

With corner bath, sink and W/C

First Floor

Landing

With access to all bedrooms. Storage/ dressing room provided by in-built cupboards in corridor to master bedroom. Additional built-in laundry cupboard. Built-in storage at top of staircase.

Master Bedroom 1

Large triple-aspect double bedroom with en-suite bathroom.

Ensuite Bathroom

With separate shower, sink and W/C

Bedroom 2

Large double bedroom with west-facing window. Access to dressing room/ built-in storage.

Dressing Room

With built-in cupboards and vanity area.

Bedroom 3

Double bedroom with west-facing window. Access to landing.

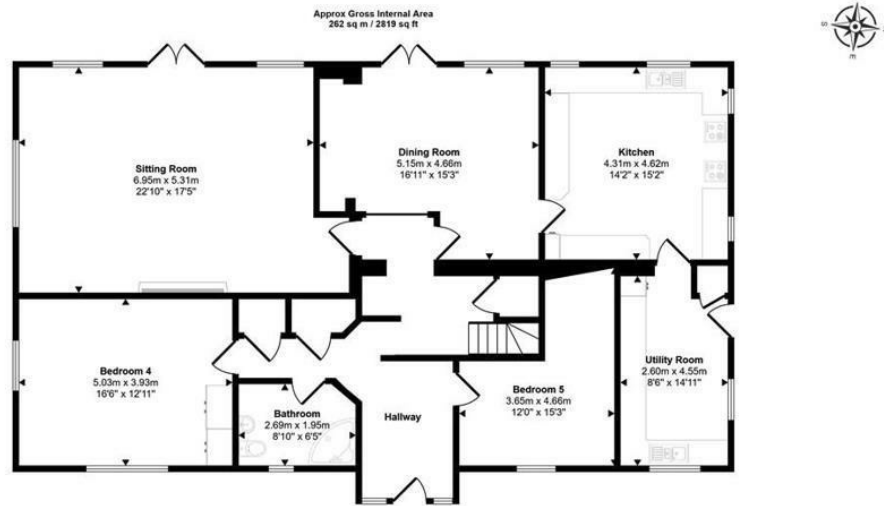
Family Shower Room

With large shower, sink and W/C.

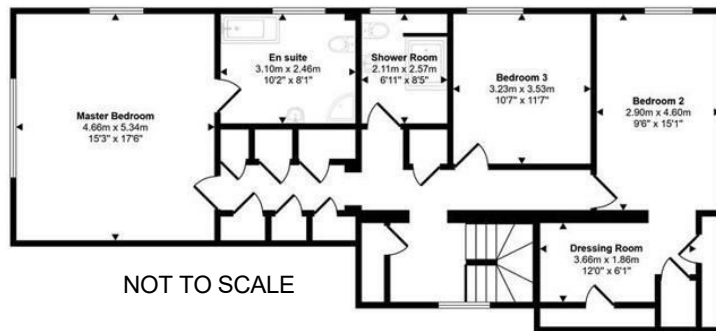
Gardens, Outbuildings and Grounds

The house is approached via a sweeping driveway which leads past the house to a generous parking area to the rear of the property. The gardens and landscaping have been well-designed with lawned areas, walls, shrubs, trees and a circular pond. Terracing provides an attractive place to sit and dine outside in the warmer months.

There is a two-storey barn (with lapsed planning consent for annexe accommodation - in need of refurbishment), a garage, chicken run, shed and a superb original greenhouse and potting shed.



Ground Floor
Approx 199 sq m / 1709 sq ft



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

GENERAL REMARKS AND STIPULATIONS

Method of Sale
By Auction.

Services
Mains electricity and water connections. Heating - LPG. Mains Drainage.

Tenure
Freehold with vacant possession

Council Tax
Band G

EPC
F

Local Authority
Isle of Wight Council, 01983 821 000, iwight.com

Post Code
PO36 OAZ

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof

Wayleaves, Easements & Rights of Way

The benefit of all existing wayleaves and easements, if any, relating to the land will transfer to the purchaser.

Access

The property is accessed from the public highway, Rowborough Lane.

Viewings

Strictly by appointment with BCM Wilson Hill only.
t: 01983 828 805
e: iow@bcmwilsonhill.co.uk

what3words

///gradually.refuses.moving

These particulars are as at 17/04/26
Photographs are as of May 2024

Isle of Wight - Sales

01983 828805

iow@bcmwilsonhill.co.uk

