



Summencourt
6 Popham Road | Shanklin | Isle of Wight | PO37 6RF

STEP INSIDE

Summertime

Set behind solid wooden gates and surrounded by beautifully landscaped gardens extending to approximately *half an acre*, this elegant, detached villa, originally constructed in 1924, occupies a highly sought-after position on the outskirts of Shanklin Old Village, just a short stroll from the renowned Rylstone Gardens. Offering a wonderful balance of period charm and modern refinement, the property provides an exceptional family home in one of the area's most desirable settings.

The current owner has undertaken a comprehensive programme of refurbishment and remodelling, transforming what was once a substantial five or six-bedroom residence into a luxurious and thoughtfully arranged four double bedroom home. The first floor is particularly impressive, featuring three superb bedroom suites, each benefiting from its own stylish contemporary en-suite bathroom. The principal suite is further enhanced by a generous and well-appointed dressing room, creating a refined and private retreat.

Accommodation is accessed via a charming, enclosed period porch, leading into a spacious and welcoming entrance hallway. A striking glazed veranda wraps around the front elevation of the property, allowing natural light to flood the interior while also providing an attractive covered seating area from which to enjoy the home's favoured south-easterly aspect throughout much of the day.

The ground floor offers extensive and versatile living space, ideal for both family life and entertaining. Four generously proportioned reception rooms provide flexibility of use. The main sitting room enjoys views across the attractively landscaped eastern gardens and offers an inviting space for gatherings. Two further reception rooms are

positioned at the front of the property, enjoying a sunny southerly outlook over the walled, formal front gardens. These rooms are currently arranged as a dining room and a comfortable family lounge. Leading from the lounge is a spacious ground floor double bedroom with sliding doors opening directly onto the covered veranda, making it ideal for multi-generational living or guest accommodation. A conveniently located ground floor cloakroom sits adjacent.

Beyond the entrance hall lies a well-appointed kitchen, fitted with an extensive range of neutral wall and base units complemented by contrasting work surfaces. Double doors open into a bright and spacious conservatory, currently used as a breakfast room, with pleasant views across the surrounding gardens. Steps from the kitchen lead down to a large plant room and utility area, while an internal lobby provides access to an additional room currently utilised as a home office / study. Completing the ground floor is an integral double garage.

Externally, the gardens are a particular highlight, having been thoughtfully landscaped to offer both beauty and privacy. The front gardens feature formal lawns and well-stocked borders, while the gated driveway provides parking for numerous vehicles. To the rear and side are further areas of garden, including an enclosed courtyard accessed from the conservatory, expansive lawns with mature trees and shrubs, and a timber summer house—creating a tranquil and secluded outdoor environment.

This exceptional period villa represents a rare opportunity to acquire a beautifully presented home offering generous accommodation, privacy, and an enviable location close to the heart of Shanklin Old Village.





SELLER INSIGHT



I have lived very happily in this house for over 25 years, and it has been a truly special place to call home.

Set in an idyllic, peaceful location, it offers beautiful, extensive walks right on the doorstep, perfect for dog lovers, with the added pleasure of easy access to the Old Village. The picturesque Shanklin Chine is just a few minutes walk away, leading down to the beach along one of the prettiest routes on the island.

What I will miss most are the wonderful neighbours and the strong sense of community – leaving will be incredibly hard.



* 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.





Education

Primary Schools:

St Blasius C of E Primary School, Shanklin	01983 862444
Gatten & Lake Primary School, Shanklin	01983 869910
The Bay CE Primary School, Sandown	01983 403284
Broadlea Primary School, Sandown	01983 402403
Newchurch Primary School, Newchurch	01983 865210

Secondary Schools/Colleges:

The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Restaurants/Bars

Pendletons, Shanklin Old Village
The Crab, Shanklin Old Village
The Village Inn, Shanklin Old Village
Pavarottis, Shanklin Old Village
The Steamer Inn, Shanklin Esplanade
Fisherman's Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Chine Inn, Shanklin
The Fighting Cocks, Hale Common
The Pointer Inn, Newchurch

These are available within a 15-minute radius of this home

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	4 miles
Sandown & Shanklin Golf Club, Sandown	3.1 miles
Shanklin Rowing Club, Shanklin	1.4 miles
1Leisure The Heights, Sandown	2.4 miles

Travel

Fishbourne to Portsmouth Ferry Terminal	11.4miles
Ryde High Speed Catamaran & Hover Travel	9.9 miles
East Cowes to Southampton Ferry Terminal	13.0 miles

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

Healthcare

Doctors Surgeries:

The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport	10.6 miles
	01983 822099

GROUND FLOOR

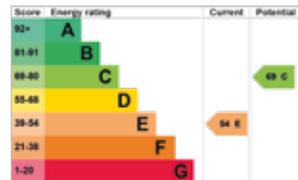
Entrance Porch	
Hallway	
Cloakroom	
Sitting Room	27' x 12'3
Dining Room	19'11 x 14'6
Lounge	19'9 x 14'6
Bedroom 4	13'10 x 11'10
Kitchen	22'10 x 9'11
Conservatory	15'8 x 12'3
Utility Room	10'1 x 10'
Pantry	9'8 x 6'10
Lobby	
Study	14'2 x 9'9

FIRST FLOOR

Landing	
Bedroom 3	16'11 x 9'11
En-Suite Bathroom	10' x 6'9
Bedroom 2	12'7 x 12'3
Dressing Area	12'8 into wardrobes x 11'5 into wardrobes
En-Suite Bathroom	11'5 x 6'5
Bedroom 1	15'2 x 14'7
Dressing Room	15'1 into wardrobes x 14'5
En-Suite Bathroom	13'10 x 11'10

OUTSIDE

Front Garden	
Driveway Parking	
Integral Double Garage	19'1 x 17'10
Rear Garden	
Cabin	16'7 x 12'8



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