



4 Youngwoods Copse  
Alverstone Garden Village | Isle of Wight | PO36 0HJ

FINE & COUNTRY

# Seller Insight

“

Alverstone Garden Village was built within the ancient woodland of Youngwoods Copse and is in an AONB.

Living here we have enjoyed the peace and quiet of the countryside, being surrounded by nature, whilst at the same time, being only ten minutes' drive from the coast and the beaches at Shanklin.

We have enjoyed the many country walks directly from our front door and the Red Squirrel cycle trail is only a short distance away.”\*



\* 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

## 4 Youngwoods Copse

This attractive detached family home is located in the heart of an exclusive woodland development enjoying unrivalled views through the trees and across the valley below. Arranged over four floors, this immaculate, four-bedroom property offers spacious and flexible accommodation, allowing for a variety of room allocation options to suit personal taste and requirements.

The living space begins directly off the entrance hallway accessed via glazed double doors, on what is the ground floor at the front, with a spacious sitting room that spans the entire depth of the property. This is an interesting space that works well as both one, large open plan room with a gorgeous, central chimney feature, or equally as a spacious sitting room and a cosy snug area. There's plenty of natural light here from the wide windows to the front and fabulous bifold doors at the rear. These lead out to a patio in the stunning rear garden which, due to the sloping site, transforms a patio to an elevated sun terrace, with the most beautiful, far-reaching views through the woodland and further to the fields beyond. Also on this floor, at the rear, is a good-sized study, that would lend itself nicely to an additional bedroom if required, as it includes integrated cupboards and a large picture window perfectly framing the beautiful view. Concluding this floor, there's a convenient cloakroom just across the hallway.

Down to the lower ground floor where you'll find a huge kitchen diner that's sizeable enough to include a sitting area as well. Here we have an excellent, contemporary kitchen with two ovens, five burner gas hob and a lovely breakfast bar. At the far end in the dining area is another large picture window providing the perfect spot to relax and admire the gorgeous garden and copse beyond. There's also the added benefit of a handy utility room. From the side of the seating area there are sliding doors providing access to another large patio outside – ideal for alfresco dining in the summer months.

The bedrooms are arranged over a split level on the upper floor, with the main bedroom having the lower level to itself and benefiting from those gorgeous views from its own delightful Juliette balcony, as well as an impressive ensuite with double sized, level entry shower. The remaining three bedrooms reside on the top floor alongside a family bathroom with separate shower cubicle and of course, they enjoy the wonderful views as well.

Outside to the front of the home is a good-sized driveway with parking for numerous vehicles as well as a large garage with ample space for storage in addition to a vehicle. The woodland garden at the rear is like something you'd expect to find in a fairytale, with native trees, plants and visiting wildlife in abundance, as well as the two large patio areas that get bathed in sunlight during the summer months.







#### Travel Information

8.1 miles from Fishbourne to Portsmouth Ferry Terminal  
10.4 miles from East Cowes to Southampton Ferry Terminal  
16.9 miles from Yarmouth to Lymington Ferry Terminal

#### Leisure Clubs & Facilities

1Leisure The Heights, Sandown 3.4 miles  
Sandown & Shanklin Golf Club, Sandown 2.3 miles  
Rookley Country Park Fishing, Rookley 6.9 miles  
Sandown & Shanklin Rugby Club, Sandown 2.7 miles

#### Healthcare

Doctors Surgeries  
South Wight Medical Practice, Godshill 01983 840625  
The Bay Medical Centre, Sandown 01983 409292  
The Bay Medical Centre, Shanklin 01983 862000

#### General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport

(8 miles)  
01983 822099

#### Education

Primary Schools  
Godshill Primary School, Godshill  
Gatten & Lake Primary School, Shanklin  
St Blasius C of E Primary School, Shanklin  
The Bay School Primary, Sandown  
Newchurch Primary School, Newchurch

Secondary Schools/Colleges  
The Island Free School, Ventnor  
The Bay CE School, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Ryde School with Upper Chine School, Ryde  
The Island VI Form Campus, Newport  
Isle of Wight College, Newport

Learning Assisted Schools:  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
St. Catherine's, Grove Road, Ventnor

01983 840246  
01983 869910  
01983 862444  
01983 403284  
01983 865210

01983 857641  
01983 403284  
01983 524651  
01983 537070  
01983 861222  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

#### Entertainment

Restaurants / Bars  
The Taverners, Godshill  
Griffin, Godshill  
The Fighting Cocks, Arreton  
Dairyman's Daughter, Arreton  
Chequers Inn, Rookley  
The Crab, Shanklin  
The Pointer Inn, Newchurch  
Smokin' Jacks', Wroxall  
The White Horse, Whitwell

These bars and restaurants are available within a 20-minute radius of this home

#### Local Attractions / Landmarks

Model Village - Godshill  
Appuldurcombe House - Wroxall  
Bembridge Windmill - Bembridge  
Donkey Sanctuary - Wroxall  
The Wildheart Animal Sanctuary - Sandown  
Garlic Farm - Newchurch  
Carisbrooke Castle - Carisbrooke  
Monkey Haven Primate Rescue Centre - Newport  
Butterfly World - Newport  
Amazon World Zoo - Newchurch  
Garlic Farm - Newchurch

### Split Level Ground Floor

Approx. 131.8 sq. metres (1418.3 sq. feet)



### Split Level First Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



### SPLIT LEVEL GROUND FLOOR

Entrance Hallway	32'6 x 16'11
Cloakroom	7' x 6'11
Kitchen / Dining Room	17'8 x 13'4
Utility Room	12'3 x 10'10
Sitting Room	13'7 x 10'11

### SPLIT LEVEL FIRST FLOOR

Landing	17'1 x 13'
Bedroom 1	12' x 10'9
En-Suite Shower Room	11'7 x 10'2
Bedroom 2	9'4 x 7'1
Bedroom 3	
Bedroom 4	
Bathroom	

### OUTSIDE

Front Garden	15'5 x 14'10
Driveway Parking	
Double Garage	
Rear Garden	



Council Tax Band: F  
Tenure: Freehold

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 © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pitts & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 29.07.2024



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