



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 537 070
01983 861 222
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 GROUND FLOOR

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

Split Level First Floor

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

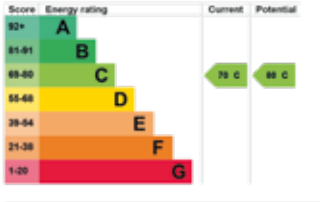


SPLIT LEVEL FIRST FLOOR

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

OUTSIDE

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



Council Tax Band: F
Tenure: Freehold



Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ



MIX
Paper | Supporting
responsible forestry
FSC® C113442

