



Compton
Morton Road | Brading | Isle of Wight | PO36 0EJ

FINE & COUNTRY

Step inside

Compton

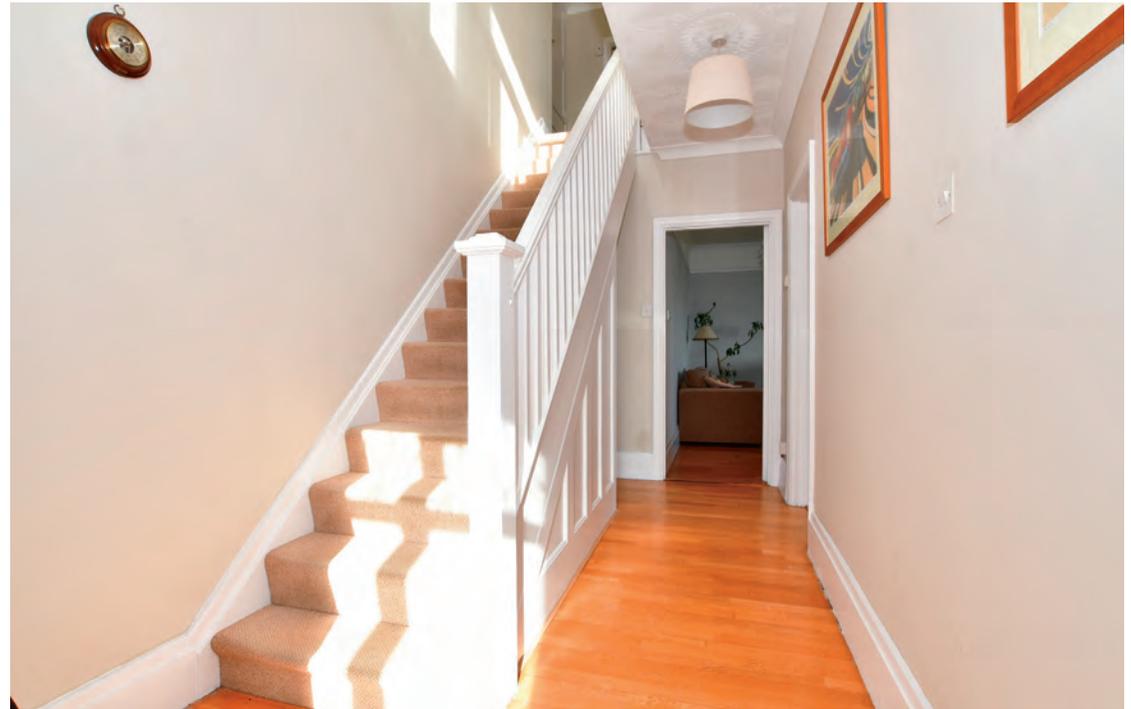
Backing onto farmland with views across the surrounding countryside as far as the eye can see, is this spacious four-bedroom detached family home. Originally built in the 1920s it has been sensitively modernised but still retains some delightful period features including bay windows with leaded light style inserts, picture rails, ceiling roses, high skirting boards, panelled doors and fireplaces. It is set well back from the road with a long driveway, flanked by a lawn and mature shrub borders, that provides off road parking for at least four cars and leads to the single garage and past the front door to a workshop/second garage.

The charming brick arched porch and front door take you to the large reception hall with stairs to the first floor and solid wood flooring that flows throughout much of the ground floor. The spacious and well-proportioned lounge includes a wide bay window providing plenty of natural light and a "Charnwood" log burning stove you can cosy up to on a cold winter's evening. There is an equally delightful formal dining room that is currently set out as a music room although guests might enjoy sitting down to a meal in a room that includes a wide bay window as well as an original tiled and arched fireplace and fitted shelving.

With open access from the hall, the very recently modernised, dual aspect kitchen/breakfast room is the 'piece de resistance' of this special home and is where the family spend much of their time. It includes slate flooring, inset ceiling lights and three bi-fold doors to the terrace and when these are open it really brings the outdoors inside. Contemporary white glossy units with solid wood worktops house a built-in oven and combi microwave, a five ring induction hob, dishwasher and a new American style fridge freezer as well as still leaving plenty of room for a large table and chairs. There is also side access to the garden, a nearby trendy shower room that is ideal for a wash after a country walk with the dogs and an understairs cupboard housing the laundry facilities.

Off the galleried landing on the first floor, you will find the very attractive family bathroom with an inset extra-large bath and separate shower as well as four large bedrooms. The two front double bedrooms have wonderful views across Brading Downs and Culver Downs with glimpses of the sea in the distance. The third double and the large single both have built in cupboards and a panoramic vista across the garden and the surrounding fields.

Much of the garden area has been designed with leisure and pleasure in mind. There is a decked terrace that spans the whole width of the garden with a dining area and a barbecue for outdoor entertaining as well as a gravel area with flower beds and a massive pizza oven. A vast heavy-duty marquee covers an outdoor games area that currently includes a full-size table tennis table, gym and party space. This area was originally a swimming pool, currently out of commission, but could be reinstated and could also have a hard floor cover. Obviously, this whole area could be developed to become a modern leisure complex or even include an office area for anyone working from home. There is also a lawn large enough to kick a football around that backs onto farmland and an impressive mature tree as a great feature.





Seller Insight

“ We moved here about 20 years ago because we really liked the spacious rooms and the wonderful views as well as the convenient location on the outskirts of Brading, with a nearby bus stop and easy access to most of the island. It has been a great place to bring up our family but, as they have all ‘flown the nest,’ we feel it is time for us to downsize. It has been a delight to modernise the house and create the new kitchen/breakfast room as well as redecorating throughout in neutral colours that will hopefully suit new owners.

Brading is one of the oldest towns on the Island and reputed to have been founded by King Alfred in the 7th century on a hillside below Brading Downs in an Area of Outstanding Natural Beauty. The area provides delightful places to walk and ride as well as spectacular views across Culver Down and Sandown Bay. It includes some interesting original architecture with some delightful cottages and other buildings including the Norman church and the Old Town Hall, while on the outskirts is the renowned Roman Villa. There is also an historic bull ring and town gun.

The town has three pubs including the Yarbridge on the outskirts, which is famed for its good food, as well as a small supermarket, newsagent and a few independent shops, hair salon and a good primary school. There is a station with trains that go to Ryde and links to London, or Shanklin and Sandown with their excellent beaches. Nearby Bembridge has a delightful harbour, sporting facilities including sailing, football and bowls, plenty of bars and restaurants, as well as an airport. *

* 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.







Travel Information

7.8 miles from Fishbourne to Portsmouth Ferry Terminal
 11.4 miles from East Cowes to Southampton Ferry Terminal
 5.6 miles from Ryde High Speed Catamaran & Hover Travel

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

Leisure Clubs & Facilities

Westridge Golf Centre, Brading	3.2 miles
The Heights Leisure Centre, Sandown	1.4 miles
Sandown & Shanklin Golf Club, Sandown	1.9 miles
Waterside Pool, Ryde Esplanade	4.7 miles
Ryde Gold Club, Binstead	5.4 miles
Trotters Riding School, Ryde	4.1 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983 811431

General Hospitals
 St Mary's Hospital, Parkhurst Road, Newport – 9 miles
 (01983 822099)

Education

Primary Schools
 The Bay Primary School, Sandown
 Brading CE Primary School, Brading
 Broadlea Primary School, Sandown
 St Helens Primary School, St Helens
 The Bay CE Primary School, Sandown
 Haylands Primary School, Ryde
 Dover Park Nursery, Ryde
 Greenmount Primary School, Ryde

Secondary Schools/Colleges
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde Academy, Ryde
 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

01983 403284
 01983 407217
 01983 402403
 01983 872442
 01983 403284
 01983 563372
 01983 562617
 01983 562165

01983 403284
 01983 524651
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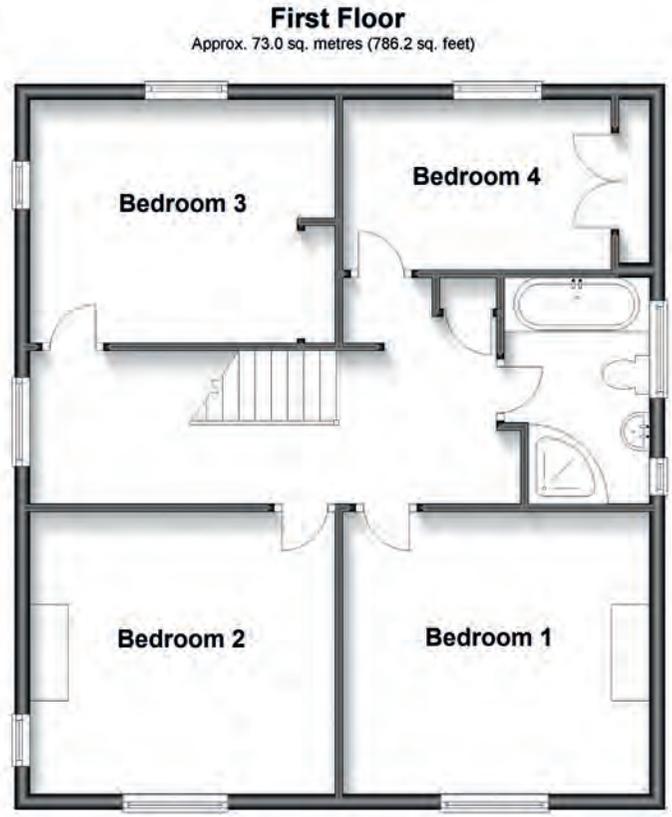
Entertainment

Restaurants / Bars
 Bugle Inn, Brading
 Hungry Bear, Brading
 The Yarbridge Inn, Yarbridge
 Crab & Lobster, Bembridge
 The Bandstand, Sandown
 The Reef, Sandown
 The Culver Haven Inn, Culver Down
 The Propeller Inn, Bembridge

These bars and restaurants are available within a 4.5 mile radius of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Wildheart Animal Sanctuary - Sandown
 Amazon World Zoo - Newchurch
 Brading Roman Villa – Brading
 Bembridge Windmill – Bembridge
 Osborne House – East Cowes



GROUND FLOOR

- Entrance Hallway
- Dining Room 16'3 x 13'1
- Lounge 19'1 x 13'2
- Kitchen 20'10 x 14'5
- Rear Lobby
- Shower Room

FIRST FLOOR

- Landing
- Bedroom 1 13'1 x 12'10
- Bedroom 2 13' x 12'
- Bedroom 3 13' x 10'3
- Bedroom 4 11'1 x 6'11
- Bathroom

OUTSIDE

- Front Garden
- Driveway Parking
- Detached Garage 15'3 x 9'2
- Workshop 16'9 x 9'2
- Rear Garden



Council Tax Band: D

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 © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 29.11.2022





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