



14 Winford Way
Winford | Isle of Wight | PO36 0LQ

FINE & COUNTRY

Seller Insight

“ Winford is a charming hamlet and we live in a wonderful area near the centre of the island so we are within easy reach of towns, beaches and it is not far from the ports. It is only a mile to the delightful village of Newchurch that acquired its name from a 'New Church' that was built in 1087. It includes an excellent garden centre with a new café as well as the renowned Garlic Farm and the award-winning Pointer Inn, where you can enjoy a drink and a meal without having to take the car out. It is only a short distance to the local primary school and the bus stop is close by providing access to Newport, Shanklin and Sandown.

Shanklin is only about three miles with its attractive seafront and beach as well as the charming Old Village with its thatched cottages, independent shops, restaurants and pubs while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. We are also just a similar distance from Sandown with its well-known pier and high street plus a station for trains that run between Ryde Pier Head and Shanklin. Sandown includes a golf club, a range of shops, restaurants and schools as well as the Wildheart Animal Sanctuary.”*



* 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

14 Winford Way

This delightful detached property is located in a quiet cul-de-sac surrounded by farmland and offering far-reaching rural views as far as the eye can see. With its engaging rooflines, cathedral style dormer windows and cream rendered exterior it has immediate charm. The house has a spacious frontage leading to the garage and front door and where you can park at least three cars.

The bright hallway includes oak laminate flooring that flows throughout the ground floor and an internal door to the garage as well as a shower room and access to the fourth bedroom that can also be used as a study/snug and overlooks the front of the property. There is also a door to the stunning, dual aspect L-shaped open plan kitchen/dining/living room. This light and bright 'hub of the household' includes three bi-fold doors to the garden and offers superb countryside views. The well-designed U-shaped kitchen area has bright white units housing a hob and built in double oven as well as an integrated fridge, freezer and dishwasher and an adjacent utility room with a back door to the garden.

Upstairs there is a family bathroom and three bedrooms including a single with built in wardrobes that makes an excellent dressing room, a double with built in cupboards and the main bedroom that has an en suite shower and a partially vaulted ceiling with Velux windows.

The easy-to-manage rear garden includes a well-manicured lawn, a spacious terrace for outdoor entertaining and a gravel path that leads to the side garden with a charming summerhouse and an additional patio.







Travel Information

8.5 miles from Ryde Catamaran & Hover Travel Ferry
 7.7 miles from Fishbourne to Portsmouth Ferry Terminal
 10.1 miles from East Cowes to Southampton Ferry Terminal

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

The Heights Leisure Centre, Sandown	3 miles
Medina Leisure Centre, Newport	6.8 miles
Sandown & Shanklin Golf Club, Sandown	2.7 miles
TJ's Gym & Fitness Studio, Sandown	2.6 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
South Wight Medical Practice, Godshill	01983 840625
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(7.5 miles) 01983 822099

Education

Primary Schools
 Berryhill Pre School, Sandown
 The Bay Primary School, Sandown
 Broadlea Primary School, Sandown
 Newchurch Primary School, Newchurch
 Shanklin C of E Primary School, Shanklin

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

Learning Assisted Schools
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St Catherines, Grove Road, Ventnor

01983 717363
 01983 403284
 01983 402403
 01983 865210
 01983 862444

01983 403284
 01983 524651
 01983 537070
 01983 861222
 01983 857641
 01983 522886
 01982 526 631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Merrie Gardens, Lake
 Fighting Cocks, Arreton
 White Lion, Arreton
 Pointers Inn, Newchurch
 The Taverners, Godshill
 Woods Kitchen, Godshill
 The Garlic Farm Restaurant, Newchurch
 Hare & Hounds, Downend

These bars and restaurants are available within a 10-minute drive of this home.

Local Attractions / Landmarks

Wildheart Animal Sanctuary, Sandown
 Amazon World, Arreton
 Robin Hill Country Park, Downend
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Carisbrooke Castle, Carisbrooke
 Adgestone Vineyard, Adgestone

Ground Floor
Approx. 94.2 sq. metres (1013.7 sq. feet)



GROUND FLOOR

Entrance Hallway	
Shower Room	5'5 x 5'2
Study	10'6 x 9'5
Living / Dining Area	30'3 x 12'1
Kitchen Area	11'4 x 9'0
Utility Room	9'3 x 5'5

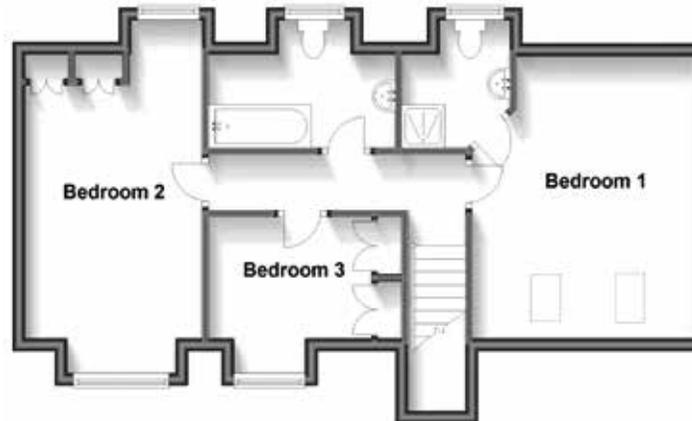
FIRST FLOOR

Landing	
Bedroom 1	15' x 12'
En-Suite Shower Room	
Bedroom 2	16'9 x 9'6
Bedroom 3	8'4 x 6'6
Family Bathroom	10'1 x 4'9

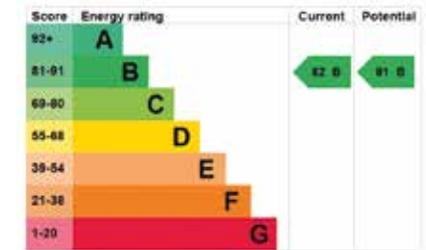
OUTSIDE

Front Garden	
Ample Parking	
Integral Garage	17'6 x 11'3
Summer House	
Rear Garden	

First Floor
Approx. 55.0 sq. metres (592.2 sq. feet)



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 © 2023 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





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
28 St James Street, Newport, Isle of Wight PO30 1HY

