



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](http://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

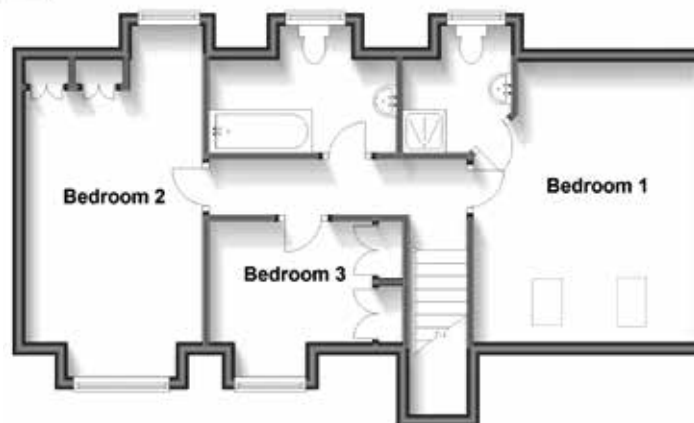
Landing	
Bedroom 1	15' x 12'
En-Suite Shower Room	
Bedroom 2	16'9 x 9'6
Bedroom 3	8'4 x 6'6
Family Bathroom	10'1 x 4'9

### OUTSIDE

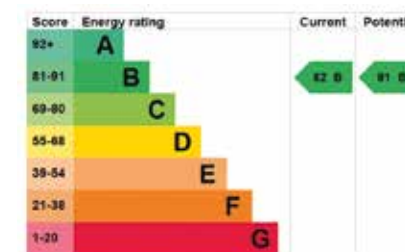
Front Garden	
Ample Parking	
Integral Garage	17'6 x 11'3
Summer House	
Rear Garden	

### First Floor

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



Council Tax Band: D  
Tenure: Freehold







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