



Beech Croft  
Madeira Vale | Ventnor | Isle of Wight | PO38 1QU



# Seller Insight

“ We have lived in this house for nine years and planned for it to be our forever home. We subsequently poured our hearts into renovating it to an incredibly high standard four years ago.

We have loved living within a few minutes' walk of the beaches, the coastal path and Ventnor town, with all its lovely artisan shops and restaurants. Sadly, our plans have changed, and we now need to find somewhere else more suited to our needs.

There is a community bus that goes into Ventnor in the mornings, which is very useful as well as the Vectis buses that go every half an hour to Newport and Ryde from Ventnor. It is only half a mile to Bonchurch, Ventnor and Boniface Downs, which is owned by the National Trust and is an area of Special Scientific Interest, offers wonderful places to go for a country walk. It is named after the 8th century St Boniface who is believed to have preached in Bonchurch at Pulpit Rock. Ventnor became one of the more famous seaside resorts during Victorian times when Queen Victoria frequented Osborne House as she liked its unique micro-climate. The town has a delightful seafront with great walks along the sea wall and beside the gorgeous Cascade Gardens. As Ventnor's all year round climate is milder than that of the surrounding areas it is notable for its superb Botanic Gardens, where you can enjoy a wander round a 22 acre sub-tropical paradise.

The town has a number of sporting clubs including tennis, cricket, rugby, football, angling and bowling as well as a local golf club. There is a selection of schools in the vicinity and it is also the location for the island's 'Free School'.\*\*

\* 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

## Beech Croft

This is a stunning three-bedroom chalet bungalow, originally built in the 1950's, that has undergone extensive renovations by the current owner, including a new roof and a substantial extension. The beautiful, timber framed atrium porch makes an impressive entrance and continues into the hallway, which includes the original stairwell that has been tastefully updated to modern building standards. This is one of two staircases, and leads to two good-sized, double bedrooms and the family bathroom, which has a free-standing bath and separate shower.

In addition to the underfloor heating that runs throughout most of the new build, there is also a double-sided log burner between the hallway and sitting room. The sitting room is an excellent sized, bright room, with triple aspect windows overlooking the beautiful gardens.

The fabulous kitchen forms part of the extension and has been supplied by German firm, Nolte and is of a very high standard. The counters are Corian, a highly durable material incredibly strong and hard-wearing, with the touch and appearance of marble. All appliances are integrated and include a larger fridge, undercounter freezer, wine fridge, dishwasher and a microwave-pizza oven. Also included is the electric fan oven and Bora induction hob with inbuilt extractor fan, and remote controlled under counter lighting.

Just off the kitchen is a lovely garden room extension, with French doors to the spectacular gardens that wrap around this property on all sides. Most of the glass in the new build windows and doors come with magnet operated blinds built inside the panes. In the dining area are bi-fold doors opening onto more of the wonderful garden and leading to the hot tub. The second stairwell here leads to another excellent sized double bedroom, complete with built in wardrobes, Juliet balcony with far-reaching views, plus a smart ensuite shower room.

Further rooms include the utility room, which has space for a washing machine and tumble dryer and an external door. There is also a downstairs toilet, outside toilet, snug room and an externally accessed 'plant room', which is used for general storage and houses the boiler, underfloor heating manifolds and hot water cylinder.











**Travel Information**

13.1 miles - Ryde Hover Travel & Catamaran Passenger Ferry  
14.9 miles - East Cowes to Southampton Ferry Terminal  
13.1 miles - Fishbourne to Portsmouth Ferry Terminal  
20.6 miles - Yarmouth to Lymington 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**

Ventnor Golf Club, Ventnor	1.8 miles
1Leisure, The Heights, Sandown	5.7 miles
The Cabin Coastal Spa, Ventnor	1.1 miles
Ventnor Tennis Club, Ventnor	1.4 miles

**Healthcare**

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099 (12.2 miles)

**Education**

Primary Schools  
St Boniface C of E Primary School, Ventnor – 01983 854916  
Niton Primary School, Niton – 01983 730209  
Wroxall Primary School, Wroxall – 01983 852290  
The Island Free School, Ventnor – 01983 857641

Secondary Schools/Colleges:  
Carisbrooke College, Newport – 01983 524651  
Christ the King Upper College, Newport - 01983 53707  
Island Innovations V1 Form Campus, Newport - 01983 522886  
Ryde Private, Queens Road, Ryde – 01983 562229  
The Bay CE School, Sandown – 01983 403284  
Isle of Wight College, Newport - 01983 526631

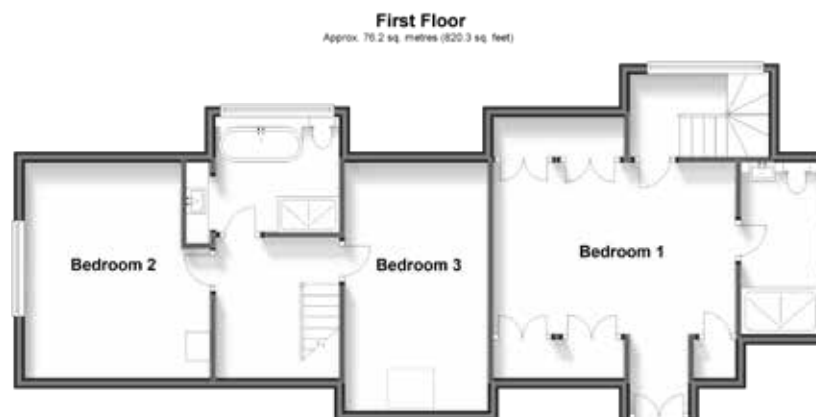
Learning Assisted Schools:  
St Catherines School, Ventnor – 01983 852722  
Medina House, Newport - 01983 522917  
St Catherines, Grove Road, Ventnor – 01983 852722

**Entertainment**

The Buddle Inn, Niton  
White Horse, Whitwell  
White Lion, Niton  
The Hamborough, Ventnor  
The Royal Hotel Ventnor  
The Crab Shed, Ventnor  
The Hillside, Ventnor  
The Met, Esplanade, Ventnor  
The Spyglass Inn, Esplanade, Ventnor

**Local Attractions / Landmarks**

St Catherine's Lighthouse, Niton  
Carisbrooke Castle, Newport  
Osborne House, East Cowes  
Model Village, Godshill  
Isle of Wight Donkey Sanctuary, Wroxall  
Amazon World Zoo Park, nr Arreton  
Appuldurcombe House, Wroxall  
Ventnor Botanical Gardens, Ventnor  
Blackgang Chine Theme Park, Chale  
Alum Bay Theme Park  
Wildheart Animal Sanctuary, Sandown  
The 'Old Village', Shanklin



## GROUND FLOOR

Entrance Hallway	
Sitting Room	24'2 x 11'10 reducing to 16'4 x 10'2
Cloakroom	
Snug	21'3 x 9'9
Kitchen / Dining Room	23'5 at widest point x 14' at widest point
Garden Room Extension	10'2 x 6'7
Utility Room	8'11 x 5'1

## FIRST FLOOR

Landing	
Bedroom 1	14'11 x 10'11 up to fitted wardrobes
En-Suite Shower Room	
Bedroom 2	15' x 11'10
Family Bathroom	
Bedroom 3	17' x 9'4

## OUTSIDE

Front Garden  
Gated Driveway Parking  
Rear Garden  
Outside Toilet  
Plant Room

Council Tax Band: E  
Tenure: Freehold







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