



Branstone House
Branstone | Sandown | Isle of Wight | PO36 0LT

Seller Insight

“ Hale Common is a hamlet on the outskirts of the ancient village, Arreton - a lovely, friendly community and an ideal place to raise a family or enjoy a peaceful retirement. There are countless walks in the area, including Arreton downs - an Area of Specific Scientific Interest - and the famous Red Squirrel trail that runs along an old railway line adjacent to the river Yar.

There's a convenience store a couple of minutes' drive away for the essentials, or slightly further is a Morrisons supermarket. For dining out there's a fabulous restaurant within easy walking distance serving high-end meals from locally sourced ingredients for breakfast, lunch and dinner. Further options include The Fighting Cocks pub serving traditional pub fayre and Thompson's garden centre café. And then there is Harvey Browns - a farm shop with a fantastic restaurant and such a vast array of the finest Isle of Wight produce that you could feasibly do your entire grocery shopping here.

The number 3 bus passes through between Newport and Ryde via Sandown and Bembridge, and in the summer there's also the Downs Breezer bus. *

* 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

Branstone House

This delightful, five bedroom property has the advantage of being surrounded by beautiful countryside whilst being located within easy distance of essential conveniences.

Divided into two separate living accommodations, this property would be an ideal choice for a multigenerational family, or alternatively the annex has the potential to create one large home or to provide an additional income as a holiday let or assured shorthold rental. The main home is contained on the ground floor and has the advantage of its own external access to the side of the property via a handy porch and lovely entrance hallway.

The attractive, farmhouse style kitchen boasts everything one would expect from a modern kitchen and provides ample space for a dining area as well. The sitting room is an excellent size and is a lovely, light area thanks to the four, dual aspect windows here – the two at the front affording views over the fields beyond. French doors lead outside to a patio and delightful front garden, mostly laid to lawn and bordered by pretty plants and trees. There are three double bedrooms, the master enjoying a family sized bathroom, as well as a further, full sized bathroom.

The annex is in the original, 1900's cottage and is arranged over two floors with its own, external access and entrance hallway. On the ground floor is a generous sitting room, with a stunning, original inglenook fireplace and a contemporary, galley kitchen. To the first floor are two double bedrooms, both enjoying views to the farmland at the front, and a recently updated shower room.

Outside to the front is a generous, gravel driveway with parking for numerous vehicles, as well as a double garage. The front garden is a good size and shielded by hedgerow and trees and well stocked with mature shrubs. To the rear is a low maintenance, paved courtyard garden which includes a summer house.







Travel Information

7.6 miles from Fishbourne to Portsmouth Ferry Terminal
 9.2 miles from East Cowes to Southampton Ferry Terminal
 15.7 miles from 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

Leisure Clubs & Facilities

1Leisure The Heights, Sandown	2.8 miles
Sandown & Shanklin Golf Club, Sandown	3.3 miles
Rookley Country Park Fishing, Rookley	6.5 miles
Sandown & Shanklin Rugby Club, Sandown	2.8 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 Road, Newport	6.8 miles (01983 822099)
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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
 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 10 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



GROUND FLOOR

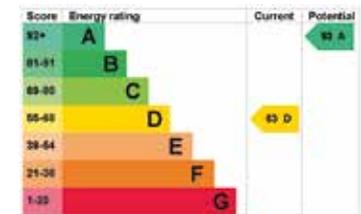
Entrance Porch	
Hallway	
Lounge	24' x 14'
Kitchen / Diner	15'3 x 13'
Bedroom 1	15'5 x 11'11
En-Suite Shower Room	
Inner Hallway	
Family Bathroom	
Bedroom 2	10'4 x 10'1
Bedroom 3	14' x 10'
Boot Room	8'10 x 8'
Annex Hallway	
Annex Lounge	18'5 x 14'2
Annex Kitchen	10'1 x 8'2

FIRST FLOOR

Annex Landing	
Annex Bedroom 1	15'2 x 9'
Annex Bedroom 2	11'11 x 9'
Annex Shower Room	

OUTSIDE

- Front Garden
- Driveway Parking
- Double Garage
- Rear Garden
- Summer House



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 © 2024 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 24.04.2024





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