



Hedgerley
15 Northcliff Gardens | Shanklin | Isle of Wight | PO37 6ES

FINE & COUNTRY

Seller Insight

“Shanklin is a charming, traditional seaside holiday destination, steeped in history but with all the advantages of modern conveniences as well. This exquisite property overlooks 'Small Hope'; an unspoilt golden, sandy beach with pretty beach huts and cafés along the revetment, which leads to 'Hope beach', home to traditional seaside entertainments and several bars and restaurants overlooking the sea.

A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as the Victorian park 'Rylstone Gardens' and the beautiful natural landmark 'Shanklin Chine'. There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tea rooms.

Shanklin is also an ideal base for exploring what the rest of the island has to offer. There are no less than seven bus routes covering the whole of the island, as well as a train station with a line to Ryde pierhead.*

* 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

Hedgerley

This stunning, contemporary home is truly a sight to behold! The recent renovation and rebuild have truly elevated its elegance and modernity to new heights. The first-floor balconies, sun terrace, and infinity pool overlooking the sea create a luxurious ambiance that whisk you to a mindset of paradise, evoking a sense of exclusive settings such as that of the Hamptons or the picturesque Côte d'Azur.

As you step into the impressive, well-lit double height hallway, you are immediately immersed in the grandeur of the space. The vast open plan living area beckons through double doors, with its fabulous kitchen boasting integrated appliances, including an induction hob and two ovens, making it a culinary haven. A large central island subdivides this vast space and provides a practical area for preparation as well as entertaining guests. The bifold doors leading to the sun terrace provide not only a stunning view but also a sense of connection to the outdoors with level access directly from the living space onto a vast covered seating area. The double height dining area, with its sliding patio doors leading to the terrace, seamlessly flows into the sitting room, both offering French doors that frame the breathtaking sea views, creating a serene and inviting atmosphere throughout.

The ground floor of this magnificent home also hosts a study, a home gym, a utility room, and a pantry, strategically positioned off the kitchen for added convenience.

Transitioning to the first floor from the primary staircase, you are greeted by three luxurious bedrooms, each with its own ensuite bathroom and dressing room, offering a private sanctuary within the home. The principal bedrooms, with their French doors opening to the sea view, provide an added touch of luxury and tranquillity. The western wing of the property accessed from the large hallway, has a separate stairwell above the large double garage and workshop, which leads up to a substantial en-suite double bedroom, which would allow scope to create a separate two storey annex, subject to planning, if required.

This property harmoniously blends modern design with coastal living, offering a serene escape with panoramic sea views that captivate the soul. Whether you envision yourself enjoying the sunset from the balcony or taking a refreshing dip in the infinity pool, this home promises a lifestyle of luxury and relaxation in a breathtaking setting, overlooking the English Channel.







Travel Information

10.6 miles from Fishbourne to Portsmouth Ferry Terminal
7.7 miles from Ryde High Speed Catamaran & Hover Travel
12.6 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

Yaverland Sailing & Boat Club, Yaverland	3.1 miles
Sandown & Shanklin Golf Club, Sandown	2.2 miles
Shanklin Rowing Club, Shanklin	0.6 miles
1Leisure The Heights, Sandown	1.6 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(10.1 miles) 01983 822099

Education

Primary Schools
Education
St Blasius C of E Primary School, Shanklin
Gatten & Lake Primary School, Shanklin
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown
Newchurch Primary School, Newchurch

Secondary Schools/Colleges

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 862444
01983 869910
01983 403284
01983 402403
01983 865210

01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

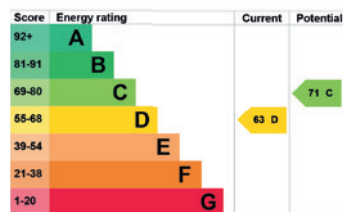
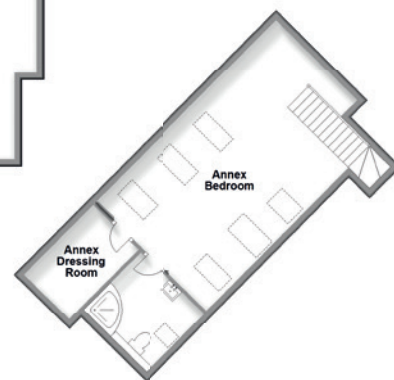
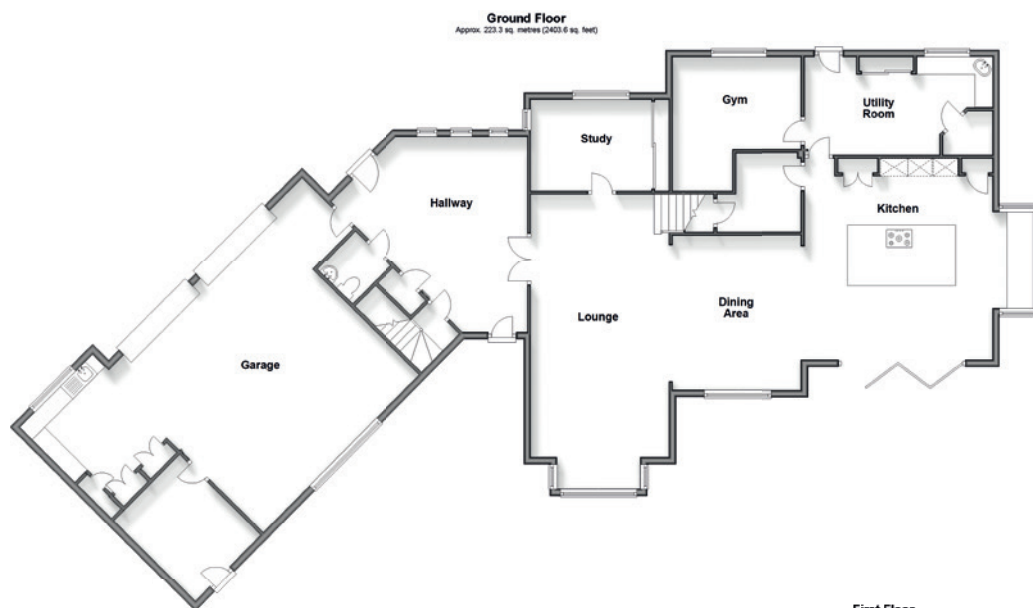
Entertainment

Pendletons, Shanklin Old Village
The Crab, Shanklin Old Village
The Village Inn, Shanklin Old Village
Pavarottis, Shanklin Old Village
The Steamer Inn, Shanklin Esplanade
Fisherman's Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Hideaway, Shanklin Cliff Path
The Bandstand, Sandown Esplanade

These bars and restaurants are available within a 5 minute radius of this home

Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village
Rylstone Gardens - Shanklin
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Bembridge Fort - Culver Down
Amazon World Zoo - Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Quarr Abbey - Binstead



GROUND FLOOR

Hallway	
Cloakroom	
Lounge / Dining Area / Kitchen	50' at widest point x 27'11 at widest point
Study	10'9 x 8'8
Inner Lobby	
Utility Room	17'7 x 9'3
Gym	12'11 x 11'9

FIRST FLOOR

Landing	
Bedroom 1	25' x 13'
Dressing Room	10'7 x 6'10
En-Suite Bathroom	
Balcony	
Bedroom 2	17'7 x 13'1
En-Suite Shower Room	
Bedroom 3	20'4 at widest point x 8'10
En-Suite Shower Room	
Annex Bedroom	23'11 x 14'7
Annex Dressing Room	
Annex En-Suite Shower Room	

SECOND FLOOR

Games Room	17'1 x 10'10
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OUTSIDE

Front Garden	
Extensive Driveway Parking	
Integral Double Garage	23'11 x 21'4
Utility Area	12'3 x 11'1
Store Room	11'2 x 10'6
Patio / Terrace	
Infinity Swimming Pool	
Rear Garden	

Council Tax Band: E
Tenure: Freehold



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