



109a Fishbourne Lane
Fishbourne | Isle of Wight | PO33 4EU

 FINE & COUNTRY

SELLER INSIGHT

“ We have loved living at 109a Fishbourne Lane for the wonderful sense of peace and privacy it offers, while still being exceptionally close to the seafront and ferry links to the mainland. The house is spacious and filled with natural light, and its unique location right next to the Fishbourne ferry terminal has made travelling to the mainland incredibly easy, while the proximity to Quarr Abbey and its beautiful surroundings has provided a real sense of nature on our doorstep.

The orangery and garden room have been our favourite spaces to relax and enjoy views of the garden throughout the seasons. The gardens have been a true labour of love, carefully designed to create a tranquil and secluded retreat with several seating areas to enjoy sunny days and evenings with friends and family. This has been a very special home for us, and we hope the next owners will enjoy it as much as we have”.

* 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

109a Fishbourne Lane

Set within a private driveway just off Fishbourne Lane, this impressive and beautifully proportioned home enjoys an enviable position only a stone's throw from Fishbourne seafront and the car ferry terminal to Portsmouth. Offering generous accommodation, elegant living spaces, and exquisitely landscaped gardens, the property combines comfort, privacy, and convenience in a highly desirable coastal setting.

A welcoming and spacious entrance hall sets the tone for the home, immediately conveying a sense of light and scale. Double doors open into the main sitting room, a warm and inviting space featuring an open fireplace and glazed double doors that flow seamlessly into the formal dining room. The dining room is enhanced by attractive hardwood flooring and provides an ideal setting for entertaining or family gatherings. From here, doors lead into a stunning orangery, flooded with natural light from its glazed lantern roof with inset spotlighting. Full-height windows frame tranquil views across the pond and gardens, while doors open onto a sunken patio, creating a perfect connection between indoor and outdoor living.

The kitchen sits adjacent to the dining room and is fitted with classic oak wall and base units, complementary tiling, and neutral work surfaces. It includes a fitted gas oven, electric hob, inset sink and drainer, and space for both a dishwasher and fridge freezer. A generously sized utility room continues the practical theme, offering matching cabinetry, an inset sink, and space for a washing machine. From here, access leads to a bright and versatile garden room with views over the rear

garden, as well as internal access to the double garage. Completing the ground floor is a spacious cloakroom.

The first floor is accessed via a central staircase, which divides to serve the home's well-proportioned bedrooms. Bedrooms one and two both benefit from private en-suite facilities, while three further bedrooms are served by a large family bathroom. The layout offers flexibility for family living, guests, or home working.

The gardens are truly a standout feature, having been lovingly cultivated to create a peaceful and private retreat. A large pond sits alongside the orangery, while winding pathways lead through mature tropical-style planting to several secluded seating areas, ideal for relaxing or entertaining. To the front, the property offers ample off-road parking within the private driveway, in addition to the double garage.

Offered to the market chain free, this exceptional home presents a rare opportunity to acquire a spacious and characterful property in a highly sought-after coastal location, combining lifestyle, comfort, and convenience in equal measure.







Travel Information

0.2 miles from Fishbourne to Portsmouth Ferry Terminal
5.7 miles from East Cowes to Southampton Ferry Terminal
3.6 miles from Ryde High Speed Catamaran & Hover Travel

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

Royal Victoria Yacht Club, Fishbourne – 0.2 miles
Seaview Yacht Club Seaview – 6.1 miles
Ryde Golf Club, Ryde – 2.3 miles
1Leisure Medina Centre, Newport – 4.3 miles

Healthcare

Doctors Surgeries:
Medina Healthcare Centre, Wootton – 01983 522198
Ryde Esplanade Surgery, Ryde – 01983 618388
The Tower House Surgery, Ryde – 01983 811431
Newport Health Centre, Newport – 01983 522060

General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport – 5.7 miles
(01983 822099)

Entertainment

Restaurants / Bars
Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton
The Sloop Inn, Wootton
Fishbourne Inn, Fishbourne
The Binstead Arms, Binstead
Folly Inn, East Cowes
The Lifeboat, East Cowes
Bargemans Rest, Newport Quay

These bars and restaurants are available within a 20 minute radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
Bembridge Windmill - Bembridge
Quarr Abbey - Binstead
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Roman Villa - Newport
Amazon World Zoo – Newchurch
Rosemary Vineyard – Ryde
The Wildheart Animal Sanctuary - Sandown

Education

Primary Schools:

Wootton Community Primary School, Wootton – 01983 882505
Binstead Primary School, Binstead – 01983 562341
St Mary's Catholic Primary School, Ryde – 01983 562000
Haylands Primary School, Ryde – 01983 563372
Oakfield CE Primary School, Ryde – 01983 563732
Dover Park Primary School, Ryde – 01983 562617

Secondary Schools/Colleges:

Ryde Academy, Ryde – 01983 567331
Ryde School with Upper Chine School, Ryde – 01983 562229
The Bay CE School, Sandown – 01983 403284
Carisbrooke College, Newport – 01983 524651
Christ The King Upper College, Newport – 01983 537 070
Medina College, Newport – 01983 861 222
The Island VI Form Campus, Newport – 01983 522886
Isle of Wight College, Newport – 01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport – 01983 522 917
St. Georges, Watergate Road, Newport – 01983 524 634
St. Catherine's, Grove Road, Ventnor – 01983 852722

GROUND FLOOR

Hallway	
Cloakroom	6'3 x 4'8
Sitting Room	17'3 x 16'0
Kitchen	11'1 x 10'0
Utility Room	11'0 x 7'10
Garden Room	16'8 x 8'5
Dining Room	11'1 x 10'5
Orangery	21'2 x 10'3

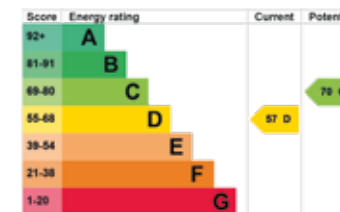
FIRST FLOOR

Landing	
Bedroom 1	15' x 11'1
En-Suite Bathroom	7'0 x 5'5
Bedroom 2	16'2 x 9'11
En-Suite Shower Room	7'10 x 2'10
Bedroom 3	12'5 x 8'5
Bedroom 4	12'5 x 8'6
Office / Bedroom 5	11'5 x 6'5
Family Bathroom	10'11 x 7'9

OUTSIDE

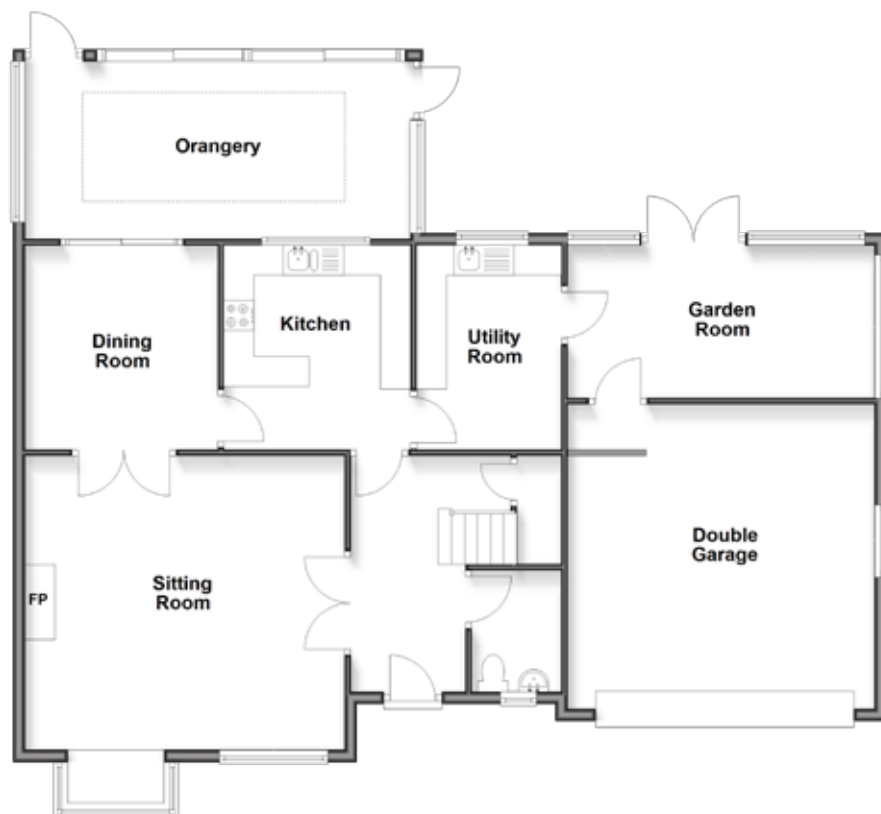
Front Garden	
Driveway Parking	
Double Garage	17'1 x 13'11
Rear Garden	

EPC Rating: D
Council Tax Band: F
Tenure: Freehold



Ground Floor

Approx. 131.5 sq. metres (1416.0 sq. feet)



First Floor

Approx. 97.6 sq. metres (1050.4 sq. feet)



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