



Grey Gables

Shore Road | Bonchurch | Ventnor | Isle of Wight | PO38 1RF



# Seller Insight

“*Bonchurch has a great community spirit, and you find that neighbours soon become friends. The location is really peaceful, but there is plenty happening in the vicinity if you wish to take part.*

*Being able to walk to the shore in a few minutes has been a real bonus, and we enjoyed many wonderful inland walks from the doorstep too.*

*The garden at Grey Gables has given us great pleasure as it's a really secluded and private sun trap. Plants thrive as have our vegetables and soft fruit. We couldn't have picked a better place to live.”\**



\* 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

## Grey Gables

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Positioned in the heart of the village of Bonchurch, this spacious detached bungalow offers a rare opportunity to enjoy peaceful coastal living just a short walk from Bonchurch Bay—a quiet, sheltered beach on the Island’s picturesque south coast.

Set on a generous plot with mature wrap-around gardens, the property benefits from a sweeping in-and-out driveway, ample parking, and a detached garage. With its private, leafy setting and strong sense of space both inside and out, this home offers the ideal balance of seclusion and convenience.

Inside, a wide entrance hallway with a deep airing cupboard leads to a large, well-lit kitchen/diner at the front of the property. Overlooking Shore Road—a charming lane that leads down to the seafront—this room offers ample space for a family-sized dining table, a range of fitted cabinetry, and designated spots for appliances.

There are three well-proportioned double bedrooms. Two overlook the rear garden, offering a quiet retreat, while the other bedroom enjoys views of the front garden. A spacious family bathroom and separate cloakroom serve the bedrooms.

On the southern side of the property, the generous dual-aspect sitting room is a highlight. It features a large picture window framing the front garden and also provides sliding doors that open onto a sunny south-facing patio—perfect for enjoying the outdoors from the comfort of your home. Leading off the sitting room is an additional reception room, which offers excellent flexibility. Whether used as a home office, hobby room, snug, or even a fourth bedroom, this space can easily be adapted to suit your needs.

The gardens are a key feature of the property—established, private, and benefitting from excellent sun exposure throughout the day. They offer a peaceful, green backdrop that complements the home’s calm, coastal setting.

While the property is well maintained and entirely livable, it also presents exciting scope for modernisation. The layout is practical and spacious, and the home offers clear potential for personalisation.

Bonchurch is known for its quiet charm, artistic heritage, and access to coastal walks and beaches. With Ventnor town centre just minutes away by car or a pleasant walk along the coast, this location combines seclusion with convenience.

This detached bungalow is a rare find—generously sized, well positioned, and offering both immediate comfort and long-term potential.







### Travel Information

13.2 miles from Fishbourne to Portsmouth Ferry Terminal  
 15 miles from East Cowes to Southampton Ferry Terminal  
 20.8 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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor – 0.6 miles  
 Ventnor Golf Club, Ventnor – 1.8 miles  
 Leisure The Heights, Sandown – 5.7 miles  
 Rew Valley Sports Centre, Ventnor – 1.7 miles

### Healthcare

Doctors Surgeries  
 Ventnor Medical Practice, Ventnor – 01983 857288  
 Grove House Surgery, Ventnor – 01983 857288  
 The Bay Medical Practice, Shanklin – 01983 862000  
 South Wight Medical Practice, Niton – 01983 730257

General Hospitals  
 St Mary's Hospital, Parkhurst Road, Newport – 12.1 miles  
 (01983 822099)

### 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  
 St Francis Catholic & C of E Primary Academy, Ventnor 01983 857449

Godshill County Primary School, Godshill 01983 840246  
 St Blasius C of E Primary Academy, Shanklin 01983 862444

Secondary Schools/Colleges:  
 Island Free School, Ventnor 01983 857641  
 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

Restaurants / Bars  
 Bonchurch Inn, Bonchurch  
 The Buddle Inn, Niton  
 White Horse, Whitwell  
 White Lion, Niton  
 The Hambrough, Ventnor  
 The Royal Hotel Ventnor  
 The Crab Shed, Ventnor  
 The Hillside, Ventnor  
 The Met, Esplanade, Ventnor  
 The Spyglass Inn, Esplanade, Ventnor  
 These bars and restaurants are available within a 6-mile radius of this home

### Local Attractions / Landmarks

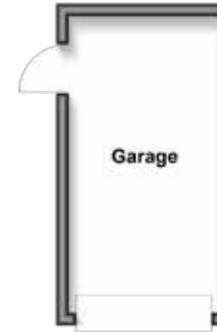
Ventnor Botanic Gardens – Ventnor  
 St Catherine's Lighthouse - Niton  
 Hoy Monument – Whitwell  
 St Catherine's Oratory – Blackgang  
 Alum Bay Theme Park - Totland Bay  
 National Trust – Ventnor Downs - Ventnor  
 Appuldurcombe House – Wroxall  
 Isle of Wight Donkey Sanctuary - Wroxall  
 Model Village – Godshill  
 Shanklin Chine & Old Village - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Blackgang Chine – Blackgang  
 Isle of Wight Pearl Centre - Chale

**Ground Floor**

Approx. 132.5 sq. metres (1425.9 sq. feet)



**Outbuilding**  
Approx. 12.2 sq. metres (130.9 sq. feet)



**GROUND FLOOR**

Entrance Hallway	
Kitchen / Diner	18'10 x 12'
Bedroom 3	10'11 x 9'10
Cloakroom	
Bathroom	9'9 x 7'6
Bedroom 1	13'11 x 9'10
Bedroom 2	12' x 11'
Sitting Room	21'10 x 14'11
Snug	14'11 x 8'

**OUTSIDE**

- Front Garden
- Driveway
- Garage
- Rear Garden

Council Tax Band: E  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2025 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 23.06.2025



Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

