



Grey Gables

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

FINE & COUNTRY

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

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

Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor – 0.6 miles
Ventnor Golf Club, Ventnor – 1.8 miles
1Leisure 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

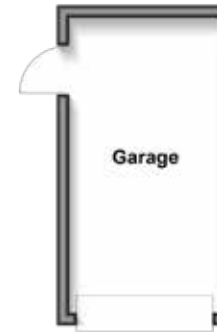
Ground Floor

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

Bedroom 3

Cloakroom

Bathroom

Bedroom 1

Bedroom 2

Sitting Room

Snug

18'10 x 12'

10'11 x 9'10

9'9 x 7'6

13'11 x 9'10

12' x 11'

21'10 x 14'11

14'11 x 8'

OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

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		

Council Tax Band: E
Tenure: Freehold

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

