



Le Chateau
1 Lime Tree Court | Freshwater | Isle of Wight | PO40 9XL

Seller Insight

“After years of love and memories, we're ready to pass on this warm, light-filled home. It's been the heart of our family, where birthdays were celebrated, holiday dinners were shared, and everyday moments became lasting memories.

The layout is open and inviting, with natural light and thoughtful updates throughout. We've loved the welcoming neighbourhood, where neighbours know each other by name and always lend a hand. It's peaceful yet conveniently close to schools, parks, beaches, shops, pubs and restaurants.

This home has given us comfort and happiness, and we're excited for someone new to make their own special memories here.*

* 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

Le Chateau

Tucked away in a quiet, private cul-de-sac shared with just two other exclusive residences, this modern detached home offers the perfect blend of tranquility and convenience. Ideally located within easy walking distance of Freshwater village, this stunning four-bedroom property is moments away from a variety of shops, cafes, a leisure centre, health facilities, and all the amenities needed for comfortable, everyday living.

Set behind a well-maintained front garden, the property immediately impresses with its handsome curb appeal and generous driveway, which offers off-road parking for at least two vehicles. The addition of a double garage with an electric door provides not only secure parking but valuable storage or workshop space for hobbies and tools.

Step inside to discover a beautifully laid-out interior designed for modern family life. At the heart of the home lies a bright and spacious kitchen/breakfast room fitted with a range of units and plentiful worktop space make it as practical as it is inviting.

The property features two large reception rooms, offering versatile living spaces ideal for entertaining, formal dining, or cosy evenings in. To the rear, a charming conservatory opens up to views of the mature and well-stocked garden. Whether you're hosting guests or unwinding with a good book, this sunlit room brings the outdoors in and makes the most of the peaceful surroundings.

Upstairs, the home continues to impress with four generously sized bedrooms. The principal bedroom includes a spacious en-suite, giving you your own private sanctuary. Each of the additional bedrooms offers ample space, making them ideal for family members, guests, or home offices.

The outside space has been lovingly transformed with gardens to the front, side, and rear, filled with established plants and shrubs that create a vibrant, welcoming environment year-round. The side garden is particularly serene—perfect for summer barbecues, gardening enthusiasts, or simply enjoying a moment of peace at the end of the day.

Rarely does a property of this caliber become available in such a prime yet peaceful setting. With its blend of generous accommodation, secluded location, and unbeatable access to local amenities, this home offers a lifestyle opportunity not to be missed.

Whether you're a growing family, relocating for a quieter pace of life, or simply looking for more space in an unbeatable location, this hidden gem in Freshwater could be your perfect next move.







Travel Information

3 miles from Yarmouth to Lymington Ferry Terminal
16.3 miles from Fishbourne to Portsmouth Ferry Terminal
15.5 miles from West 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

The West Bay Club & Spa, Freshwater	1.9 miles
Freshwater Bay Golf Club, Freshwater	1.6 miles
West Wight Sports & Community Centre	0.2 miles
1Leisure Medina, Newport	12.4 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12 miles 01983 822099

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges:

Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde with Upper Chine School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Red Lion, Freshwater
The Albion, Freshwater
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
Three Bishops Inn, Brighstone
The Cow, Yarmouth
The Crown Inn, Shorwell
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

These bars and restaurants are available within a 15-minute drive of this home

Local Attractions / Landmarks

Blackgang Chine - Blackgang
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
St Catherine's Oratory - Niton
The Needles Landmark Attraction - Alum Bay
Carisbrooke Castle - Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre - Brighstone
Dimbola Museum and Galleries & Tea Room - Freshwater

Ground Floor

Approx. 112.2 sq. metres (1218.1 sq. feet)



GROUND FLOOR

Hallway	24'11 x 8'3
Cloakroom	
Kitchen	19'5 x 7'9
Dining Room	13'5 x 9'8
Sitting Room	19'11 x 13'4
Conservatory	15'7 x 11'6

FIRST FLOOR

Landing	
Bedroom 1	18' x 13'5
En-Suite Shower / Bathroom	11'6 x 6'11
Bedroom 2	16'4 x 15'11
Bedroom 3	11'11 x 9'
Bedroom 4	8'11 x 7'8
Family Bathroom	8'1 x 7'8

OUTSIDE

Front Garden
Rear Garden
Double Garage
Driveway Parking

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

Council Tax Band: F
Tenure: Freehold

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

