



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

FINE & COUNTRY

# 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](http://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 01983 740285  
 Yarmouth C of E Primary School, Yarmouth 01983 760345  
 Shalfleet C of E Primary School, Shalfleet 01983 760269  
 St Saviour's R C Primary School, Totland 01983 752175  
 Freshwater Early Years Centre, Freshwater 01983 755287

Secondary Schools/Colleges:

Ryde Academy, Ryde	01983 567 331
Christ The King Upper College, Newport	01983 537 070
Carisbrooke College, Newport	01983 861 222
Ryde with Upper Chine School, Ryde	01983 562 295
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College	01982 526 631

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

**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. 113.2 sq. metres (1218.1 sq. feet)



**GROUND FLOOR**

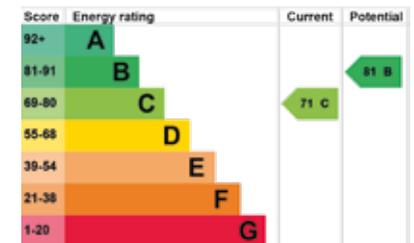
Hallway	24'11 x 8'3
Cloakroom	
Kitchen	19'5 x 7'9
Dining Room	13'5 x 9'8
Sitting Room	19'11 x 13'4
Conservatory	15'7 x 11'6

**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



Council Tax Band: F  
Tenure: Freehold



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



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