



Brocks Lodge

Brocks Copse Road | Whippingham | Isle of Wight | PO32 6NW

FINE & COUNTRY

Seller Insight

“ We have lived here for the past 42 years and have always enjoyed the peace and quiet, the uniqueness of our home and the large garden. Although we are fairly secluded without near neighbours Wootton Bridge and Wootton village are only about a mile away. These friendly communities include local shops, a millpond, St Edmund's church that dates from the 11th century and the 150 year old Sloop Inn as well as the station and the Fernhill Icehouse, which is all that remains of the Fernhill estate that was destroyed by fire in 1938. There is also the Lakeside Hotel and Spa and a farm shop and café nearby as well as Wootton Creek, which is a haven for sailors. The excellent Ryde School with Upper Chine independent school is also not far away.

We are just over two miles to Fishbourne for the ferry to Portsmouth and Ryde is not far away. It is a delightful seaside resort with a vast range of independent shops, restaurants and bars and, unlike some other areas on the island, is a hive of activity all year round. Ryde includes some charming places to visit such as the Hersey Nature Reserve where you will be able to experience the varied habitats of the Isle of Wight.”*

* 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

Brocks Lodge

You could be forgiven for thinking you might catch a glimpse of Red Riding Hood or Hansel and Gretel when you first see the outside of this elaborate Grade II Listed Gothic style lodge. With its unique Elizabethan style chimneypots, ornamental fretted barge boards, eclectic framing with criss-cross decorated and entwined monogram and rosettes, fascinating patterned brickwork with red banding and surrounded by woodland and half hidden by trees, it has all the external hallmarks of a fairytale cottage. Originally built in 1864 on Queen Victoria's Osborne Estate, to control the gates to the Osborne and Barton Estates' boundary drive, it still retains a plaque bearing the Royal Coat of Arms.

The lodge is situated in 2.8 acres of gardens and woodland and it includes a large driveway to the side of the property which provides plenty of off road parking. There are two dual aspect reception rooms with log burning stoves including one with a pine clad ceiling that can also be found in the fitted kitchen with its stand-alone appliances. A downstairs cloakroom and a very useful attached storage shed are also available, while on the first floor there is a family bathroom and two dual aspect double bedrooms.

The gardens are a real 'jewel in the crown' of this unique property with three green houses and a 60ft polytunnel as well as lawned areas, fruit cages and fruit trees including two fig trees and a plethora of other mature trees with a pathway leading to the woodland, so is ideal for anyone who wants to 'grow your own.' The property also benefits from owned solar panels to aid energy efficiency. Also, with a number of outbuildings available including a self-contained caravan with a wood burning stove, garage and workshop, it may be possible to create additional residential accommodation subject to the appropriate planning permissions.







Travel Information

2.4 miles from Fishbourne to Portsmouth Ferry Terminal
2.7 miles from East Cowes to Southampton Ferry Terminal
4.8 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

1Leisure Medina, Newport	2.7 miles
Lakeside Spa & Hotel, Wootton	1.5 miles
Ryde Golf Club, Binstead	3.8 miles
Westridge Squash & Golf Centre, Ryde	6.4 miles
Newport Golf Club, Newport	4.8 miles

Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(4.3 miles)
	01983 822099

Education

Primary Schools
Binstead Primary School, Binstead
Oakfield C of E Primary School, Ryde
Fiveways Primary School, Ryde
Dover Park Nursery, Ryde
Greenmount Primary School, Ryde
Haylands Primary School, Ryde
St. Mary's Catholic Primary School, Ryde
Wootton Community Primary School, Wootton

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ The King Upper College
Medina College
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Island VI Form
Isle of Wight College

Learning Assisted Schools
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, Grove Road, Ventnor

01983 562341
01983 563732
01983 616272
01983 562617
01983 562165
01983 563372
01983 562000
01983 882505

01983 524651
01983 537 070
01983 861 222
01983 567331
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

The Folly Inn, Whippingham
Woodman's Arms, Wootton
The Cedars, Wootton
Fishbourne Inn, Fishbourne
White Hart, Havenstreet
The Sloop Inn, Wootton
Cibo, Wootton
Binstead Arms, Binstead

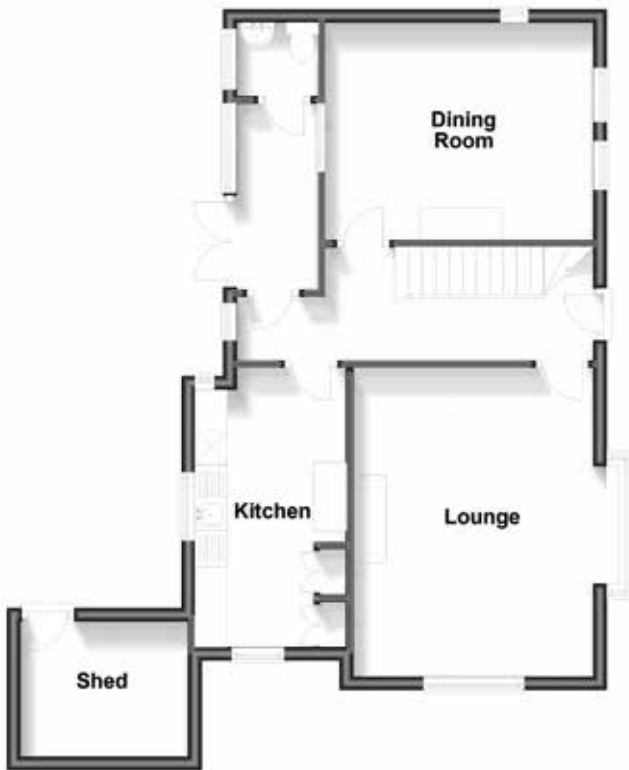
These bars and restaurants are available within a 10-minute or less drive of this home.

Local Attractions / Landmarks

Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Osborne House - East Cowes
Carisbrooke Castle - Newport
Puckpool Park - Puckpool
Appley Tower & Beach - Appley
Rosemary Vineyard - Ashey
Wildheart Animal Sanctuary - Sandown

Ground Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



GROUND FLOOR

Entrance Porch

Cloakroom

Hallway

Dining Room

Lounge

Kitchen

13'6 x 10'11

15'5 x 11'11

13' x 7'2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

15'5 x 14'3 into bay

13'6 x 10'11

13' x 7'2

OUTSIDE

Extensive Driveway Parking

2.8 Acres of Gardens & Woodland

Various Outbuildings

Council Tax Band: F

Tenure: Freehold





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
28 St James Street, Newport, Isle of Wight PO30 1HY

