



3a Undercliff Gardens
St Lawrence | Ventnor | Isle of Wight | PO38 1UB

FINE & COUNTRY

Step inside

3a Undercliff Gardens

Approached via a large U-shaped block paved driveway this attractive four-bedroom, part cedar clad chalet bungalow is set far back from the road and almost hidden from sight. It provides a tranquil ambience with impressive views across to the sea and, designed by the owners in 2006 to be their 'dream home,' it has certainly lived up to its name with 'wow factors' both inside and out. The property is built on the land that was once part of the historic Steephill Castle which dates back to the 1760s. However, that amazing building with its turrets, towers and crenellations was demolished in 1963, although echoes of its past can still be seen in the old stone wall adjacent to the drive and a similar stone archway in the garage.

You realise this is a special home the moment you walk through the Norwegian designed double front door into a hexagonal, conservatory style entrance that opens directly into the light and bright spacious open plan lounge/dining area. This has engineered oak flooring, pine doors and a fascinating curved staircase to the first floor as well as windows on all sides and patio doors to a raised terrace, allowing you to enjoy the stunning views. At the same time there is a charming fireplace as a focal point on a cold winter's evening.

A wide archway through to the kitchen continues the open plan feel and here you will find a delightful, curved breakfast bar and a range of modern units housing a built-in double oven, an induction hob, an integrated fridge freezer and dishwasher. Adjacent to the kitchen is a fitted utility room while on the other side of the lounge is a double bedroom/study and a shower room.

The staircase, with its unusual steel and wood uprights leads to the galleried landing that is big enough to be used as a seating or study area. It has a large skylight providing natural light and access to the boarded loft that is ideal for storage. There is a family bathroom with a corner bath and three bedrooms including the main bedroom. This lovely room, with a partially vaulted ceiling, has an en suite shower and two sets of patio doors to a good-sized balcony with a steel and glass balustrade. So, whether you are sitting up in bed or drinking your morning coffee on the balcony, you can revel in the panoramic vista.

Outside the driveway, where you can park numerous vehicles, continues past the house to the garage and the garden. Here you will find a summerhouse and delightful shrubs and trees as well as a lawned area and delightful rockeries and pathways leading down to a gate in the wall, adjacent to the road.





Seller Insight

“ We thoroughly enjoyed designing the property to include everything we wanted and it has been a wonderful home over the past 16 years. However, we feel it is now time to be with our family and hope new owners will be able to enjoy this home as much as we have. It was built on a hill to take advantage of the surrounding scenery and is structurally very sound as it was built on concrete pillars that go down four metres into the ground.

It is a lovely area where we can enjoy country walks and stroll down to the seafront. As we are not far from Ventnor, we can take advantage of the amenities available in the town. It has a charming seafront with a traditional bandstand and great walks along the sea wall and beside the gorgeous Cascade Gardens. Ventnor's all year-round climate is milder than surrounding areas and is notable for its superb Victorian Botanic Gardens, where you can wander round the 22-acre sub-tropical paradise. The town has several sporting clubs including cricket, rugby, football, angling and bowling as well as a riding school and local golf club. There is a selection of schools in the vicinity with the St Boniface primary being graded as Outstanding by Ofsted. It is also the location for the island's 'Free School'.*

*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.







Travel Information

20 miles from Yarmouth to Lymington Ferry Terminal
 14.7 miles from East Cowes to Southampton Ferry Terminal
 13 miles from Fishbourne to Portsmouth 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 Golf Club, Ventnor	1.5 miles
The Heights Leisure Centre, Sandown	7.2 miles
The Cabin Coastal Spa, Ventnor	0.6 miles
Ventnor Tennis Club, Ventnor	1.1 miles

Healthcare

Doctors Surgeries:	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099 (11.7 miles)

Education

Primary Schools:	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
St Francis Catholic & Church of England (Aided) Primary School, Ventnor	01983 857449
Wroxall Primary School, Wroxall	01983 852290
The Island Free School, Ventnor	01983 857641

Secondary Schools/Colleges:	
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations VI 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 George's, Newport	01983 524634
Clatterford Tuition Centre	01983 524680

Entertainment

White Horse, Whitwell
 White Lion, Niton
 The Buddle Inn, Niton Undercliff
 The Hamborough, Ventnor
 The Royal Hotel Ventnor
 The Met, Esplanade, Ventnor
 The Spyglass Inn, Esplanade, Ventnor

These restaurants are available within 3 miles of the home.

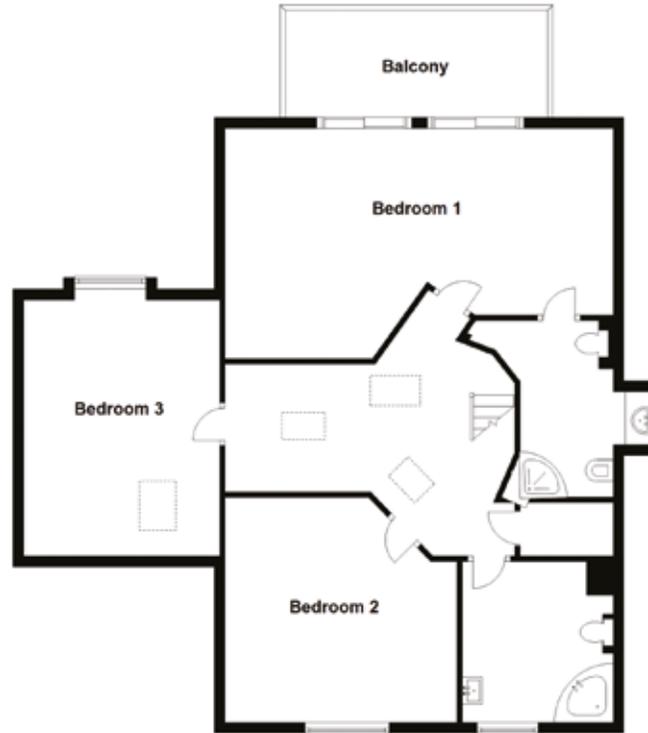
Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
 Model Village, Godshill
 Isle of Wight Donkey Sanctuary, Wroxall
 Amazon World Zoo, Bathingbourne
 Appuldurcombe House, Wroxall
 Ventnor Botanical Gardens, Ventnor
 Blackgang Chine, Chale

Ground Floor
Approx. 118.0 sq. metres (1269.7 sq. feet)



First Floor
Approx. 99.2 sq. metres (1067.7 sq. feet)



GROUND FLOOR

- Entrance Porch
- Dining Area / Lounge 35'1 at widest point x 27'8 at widest point
- Balcony
- Study 12'1 x 11'8
- Shower Room 8'2 x 7'5
- Kitchen 13'1 x 9'1
- Utility Room 9'1 x 5'9

FIRST FLOOR

- Galleried Landing 17' x 6'5
- Bedroom 1 20'9 x 13'4
- En-Suite Bathroom 10'7 x 7'2
- Balcony
- Bedroom 2 13'7 x 13'7
- Bedroom 3 13'4 x 11'8
- Family Bathroom 9'5 x 8'8

OUTSIDE

- Driveway
- Front Garden
- Tiered Rear Garden
- Summer House
- Garage & Car Port



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 © 2022 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 07.02.2022.





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