



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](http://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  
Niton Primary School, Niton  
St Francis Catholic & Church of England  
(Aided) Primary School, Ventnor  
Wroxall Primary School, Wroxall  
The Island Free School, Ventnor

Secondary Schools/Colleges:  
Carisbrooke College, Newport  
Christ the King Upper College, Newport  
Island Innovations VI Form Campus, Newport  
Ryde Private, Queens Road, Ryde  
The Bay CE School, Sandown  
Isle of Wight College, Newport

Learning Assisted Schools:  
St Catherines School, Ventnor  
Medina House, Newport  
St George's, Newport  
Clatterford Tuition Centre

01983 854916  
01983 730209

01983 857449  
01983 852290  
01983 857641

01983 524651  
01983 53707  
01983 522886  
01983 562229  
01983 403284  
01983 526631

01983 852722  
01983 522917  
01983 524634  
01983 524680

**Entertainment**

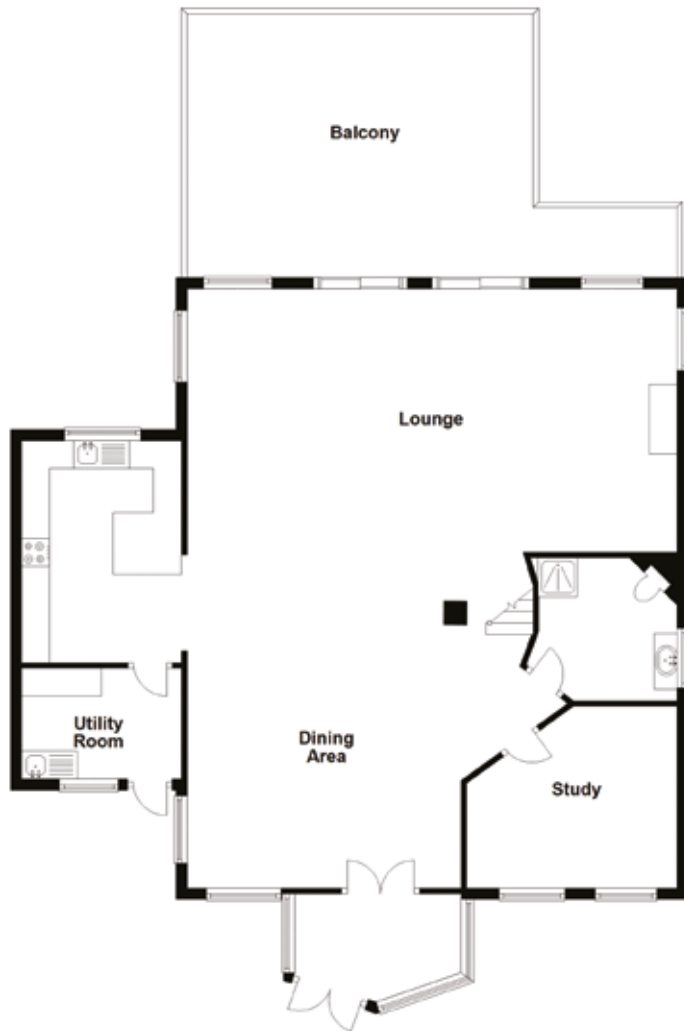
White Horse, Whitwell  
White Lion, Niton  
The Buddle Inn, Niton Undercliff  
The Hamborough, Ventnor  
The Royal Hotel Ventnor  
The Met, Esplanade, Ventnor  
The Spyglass Inn, Esplanade, Ventnor

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

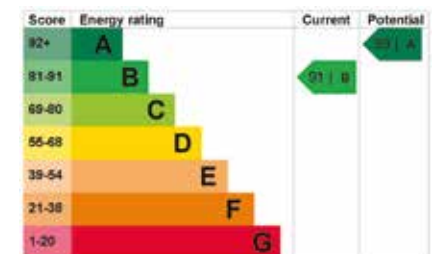
Entrance Porch	
Dining Area / Lounge	35'1" at widest point x 27'8" at widest point
Balcony	
Study	12'1" x 11'8"
Shower Room	8'2" x 7'5"
Kitchen	13'1" x 9'1"
Utility Room	9'1" x 5'9"

## 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







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

**F&C**  
fineandcountry.com™