



95 St. Johns Road  
Newport | Isle of Wight | PO30 1LS

FINE & COUNTRY

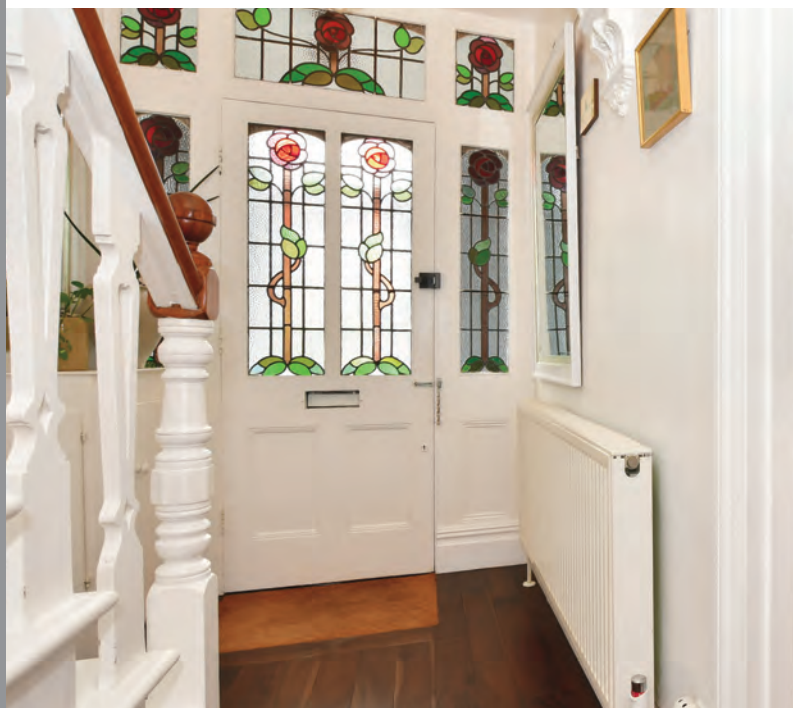


# Seller Insight

“ Newport is a delightful place to live. It is the county town of the Isle of Wight and includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. We are not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure while the Newport Golf Club is available for golfing enthusiasts. .

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrook Castle and Monkey Haven. A variety of annual events take place in the area including the world famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill.\*

\* 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

95 St. Johns Road

This charming detached Victorian house certainly stands out from its neighbours with its attractive grey painted exterior. While the paintwork maybe contemporary it is complemented by the rest of the external period features such as bay windows, decorative plasterwork, roof finials and bargeboards that give the house a delightful character and excellent kerb appeal. It is set back from the road with a large area of hard standing providing plenty of off road parking.

The property has been beautifully and sensitively updated for modern day living but it still retains some wonderful period features. These include high coved ceilings, lighting roses, picture rails, wood flooring and fireplaces as well as a stunning inner front door with stained glass insets surrounded by stained glass windows. The hall opens into the charming lounge with its herringbone parquet flooring, bay window and impressive cast iron fireplace with a stone mantlepiece that makes such a lovely focal point.

A wide archway between the large snug and the kitchen/dining room provide a modern open plan feel. The cosy snug includes wood flooring that flows through to the kitchen/dining room and a modern fireplace with a log burner, while the light and bright kitchen/dining room has a red Aga as well as another oven and hob and delightful flat fronted cream-coloured units with curved endings housing additional appliances. There is also an adjacent fitted utility room with laundry facilities and a vast pantry with built in shelving that could always become another room.

Off the first-floor galleried landing, with its fascinating and unusual balustrade, are four bedrooms and the beautifully tiled and contemporary family bathroom. There is a single bedroom that would make an ideal nursery or study and three doubles including one with a bay window and an impressive fireplace as well as the light and bright main bedroom with white painted floorboards, pleasant views and an en suite bathroom.

A stunning feature of this delightful property is the professionally landscaped rear garden. There is a grey sandstone terrace that spans the width of the property and bordered by shrub. It provides tantalising views of the rest of the garden that includes an array of mature trees and sub-tropical plantings with steps down to a winding path flanked by a curved lawn that leads to a large pergola covered seating area. There is a further seating area and a patio, as well as a garden shed, greenhouse and large vegetable plot – perfect for any green fingered gardeners out there.











**Travel Information**

5.9 miles from West Cowes to Southampton Red Jet Ferry Terminal  
10.6 miles from Yarmouth to Lymington Ferry Terminal  
5.4 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**

Medina Leisure Centre, Newport	1.5 miles
Newport Golf Club, Newport	1.3 miles
Newport Cricket Club, Newport	1 mile
Red House Day Spa, Newport	1.6 miles

**Healthcare**

Doctors Surgeries	
Medina Health Centre, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522150

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	01983 822099 (1.9 miles)

**Education**

Primary Schools  
Nine Acres Primary School, Newport  
Newport C of E Primary School, Newport  
Hunnyhill Primary School, Newport  
Carisbrooke C of E Primary School, Carisbrooke  
St Thomas of Canterbury Primary School

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

Learning Assisted Schools:  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport

01983 522984  
01983 522826  
01983 522506  
01983 522348  
01983 522747

01983 524651  
01983 537 070  
01983 861 222  
01983 562 295  
01983 567 331  
01982 526 631  
01983 522886

01983 522 917  
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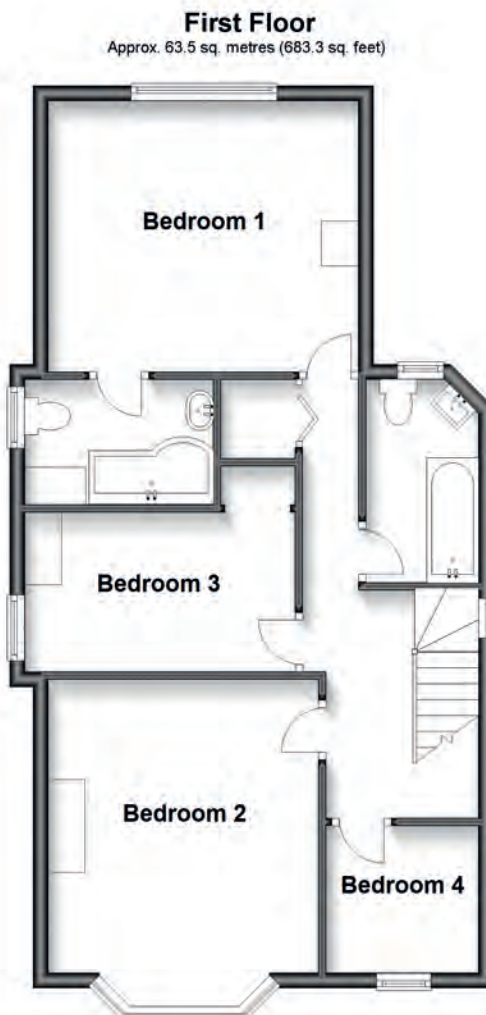
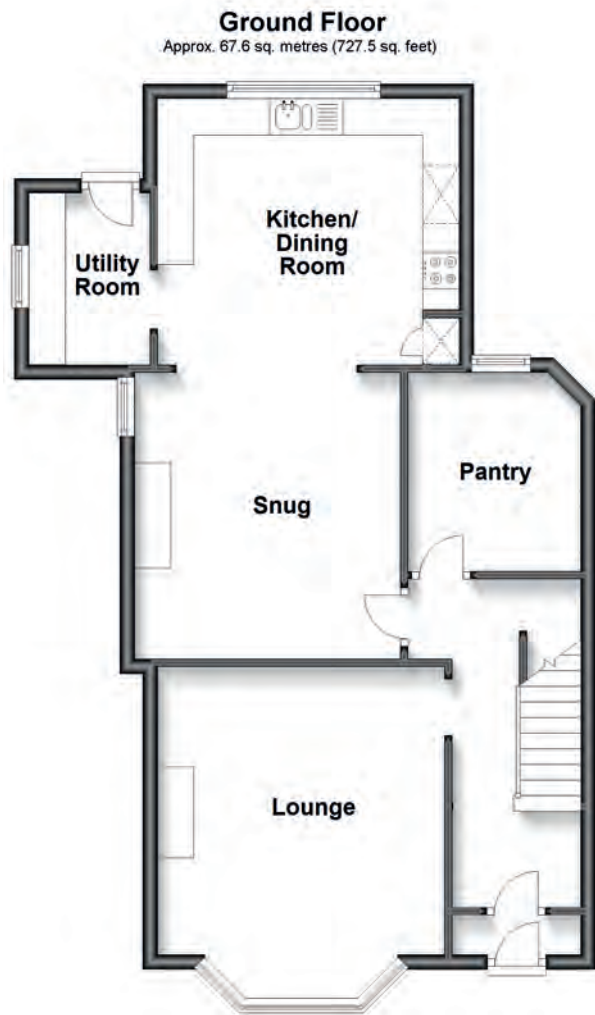
**Entertainment**

Restaurants / Bars  
The Eight Bells, Newport  
The Bargeman's Rest, Newport  
The Blacksmith Arms, Carisbrooke  
Burrs, Newport  
The Sun Inn, Calbourne  
Toto, Newport  
Correo Lounge, Newport

These bars and restaurants are available within a 5-mile radius of this home.

**Local Attractions / Landmarks**

Osborne House – East Cowes  
Tapnell Farm - Yarmouth  
Fort Victoria Country Park - Norton  
Yarmouth Castle - Yarmouth  
The Needles Landmark Attraction – Alum Bay  
Carisbrooke Castle – Carisbrooke  
Monkey Haven - Newport  
Robin Hill Country Park - Downend



## GROUND FLOOR

Entrance Porch	
Hallway	
Lounge	15'9 x 12'10
Pantry	8'10 x 7'6
Snug	12'11 x 11'11
Kitchen / Dining Room	14'2 x 13'
Utility Room	

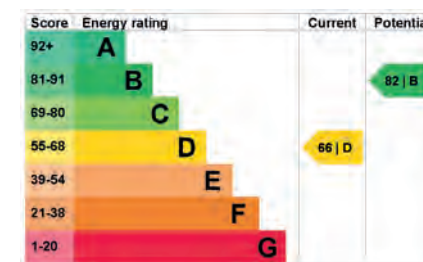
## FIRST FLOOR

Landing	
Bedroom 1	14'1 x 13'
En-Suite Bathroom	
Bedroom 2	15'8 x 11'10
Bedroom 3	12' x 7'
Bedroom 4	8'4 x 6'9
Bathroom	

## OUTSIDE

Front Garden  
Driveway Parking

Council Tax Band: D  
Tenure: Freehold







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