



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 mantelpiece 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

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
 01983 524 634

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

Approx. 67.6 sq. metres (727.5 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



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	

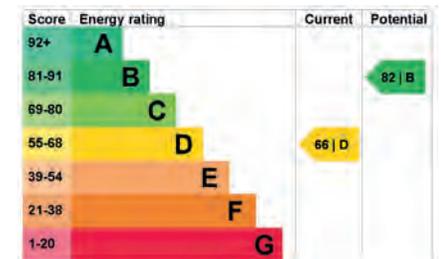
FIRST FLOOR

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



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 © 2023 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 16.05.2023





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