



7 The Poplars  
Fishbourne | Isle of Wight | PO33 4EJ



# Seller Insight

“ When we moved here the property was somewhat dated and in need of a facelift. During the time we have lived here we have refurbished everywhere with new flooring, plastering walls and ceilings, plumbing and windows and have installed very high end fixtures and fittings including oak doors, the kitchen units and appliances as well as the bathroom and shower room sanitaryware. We thought we would stay here for some time and have updated the property accordingly but our plans have changed and we hope new owners will enjoy everything we have done to make this a very special bungalow. It is very quiet and peaceful yet it is only a short walk to the ferry and it is delightful being so close to the yacht club. We can stroll down to the beach in a few minutes or take a walk to Quarr Abbey and if you want a meal out but dont want to drive there is always the nearby Fishbourne Inn.

We are not far from Ryde with its quirky mix of Victorian architecture and traditional seaside entertainment. It includes a wide selection of independent shops, a plethora of bars, cafes and restaurants and, unlike some places on the island, it is a hive of activity all year round with a variety of events from the Classic Car Show and the August Bank Holiday scooter show to a selection of concerts. There are a number of great beaches around Ryde but Appley beach is stunning with long stretches of sand bordered by the park that includes Appley Tower and a playground for young children. There are also excellent educational facilities with both private and state schools available.”\*

\* 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

## 7 The Poplars

A complete refurbishment from top to bottom has turned what was already a large bungalow into the ultimate in spacious and contemporary single storey living. However, you really need to cross the threshold to appreciate everything this stunning home has to offer. Located in a prestigious development of high-end detached properties in a quiet cul-de-sac just off Fishbourne Lane, it is ideally positioned for access to the mainland as it is within walking distance of the ferry to Portsmouth, the Royal Victoria Yacht Club and Wootton Creek.

There is a wide driveway flanked by a front lawn where you can park at least six or seven cars and leads to the double garage and a path to the contemporary front door. This opens into a good-sized reception hall with Travertine oak style flooring that flows throughout the property. Infront of you there are a pair of stunning oak and glass doors that open into the superb large, light and bright triple aspect lounge with French doors to the terrace and a delightful raised and inset gas fire that keeps the room really warm. There are also a similar pair of bespoke doors from the lounge to the kitchen/dining room and, when all these doors are open there is a free flowing and contemporary feel that is wonderful for entertaining.

The dining area is large enough to accommodate a sofa and also has French doors to the terrace. The contemporary kitchen has an open archway to the hall and includes modern flat fronted units with a built in Neff oven, combi microwave and warming drawer as well as a full height integrated fridge and matching freezer, two pull out larder cupboards, a wine chiller and a dishwasher. There is also a large central island with storage units, pop up sockets and a Bora induction hob incorporating a downdraft extractor and an adjacent fitted utility room with room for a washing machine and tumble dryer as well as a door to the garden.

Along the corridor you will find the main bedroom with a wall of glossy fitted cupboards and a trendy en suite shower room with a walk-in shower, twin vanity basins and even a bidet. There are two further double bedrooms including one that overlooks the front drive and could always be used as an office for anyone working from home. The contemporary high end family bathroom is conveniently located between these two bedrooms and includes a feature wall, a fascinating bath and shower as well as a pair of vanity basins and a bidet.

The large, but easy to maintain, rear garden includes a large lawn with shrubs and a couple of impressive mature trees and is surrounded by new fencing. There is also a brand new and very high-end raised decked terrace where you can enjoy sitting in the sunshine and inviting friends and family round for a barbecue.

*\*The title is not registered, so will need to be during conveyancing and is subject to a land surveyor mapping out the relevant boundaries. We advise you to seek independent legal advice\**











**Travel Information**

0.3 miles from Fishbourne to Portsmouth Ferry Terminal  
5.3 miles from East Cowes to Southampton Ferry Terminal  
3.4 miles from Ryde High Speed Catamaran Link & Hover Travel  
Walking distance to the beach

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**

Waterside Pool, Ryde	3.6 miles
Westridge Leisure Centre, Ryde	4.8 miles
Ryde Golf Club, Binstead	2.2 miles
Ryde Lawn Tennis & Croquet Club, Ryde	2.7miles

**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
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	3.1 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 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  
Clatterford Tuition Centre, Newport  
Thompson House Tuition Centre, Newport

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 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 524 680  
01983 539 967

**Entertainment**

Restaurants / Bars  
Fishbourne Inn, Fishbourne  
The Binstead Arms, Binstead  
The Boat House, Seaview  
The Duck, Ryde  
Appley Manor Hotel & Restaurant, Appley  
Fumo 33, Ryde  
Ryde Castle Hotel & Restaurant, Ryde  
The Alamo, Ryde  
Artisan Bar & Kitchen, Ryde

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  
Osbourne House - East Cowes  
Puckpool Park – Puckpool  
Appley Tower & Beach – Appley  
Rosemary Vineyard - Ashley  
Isle of Wight Zoo - Sandown



## GROUND FLOOR

Entrance Hallway	
Lounge	28'6 x 17'2
Kitchen / Dining Room	22'6 x 13'7
Utility Room	7'8 x 7'2
Bedroom 1	14' x 13'6
En-Suite Shower Room	
Bedroom 2	13'9 x 9'7
Bedroom 3	13'7 x 12'5
Bathroom	

## OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	17'10 x 16'4
Rear Garden	



Council Tax Band: E  
Tenure: Freehold





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