



Ponda Rosa
Undercliff Drive | St Lawrence | Isle of Wight | PO38 1XX

SELLER INSIGHT

“ St Lawrence is one of the Isle of Wight's most sought after coastal enclaves, celebrated for its sheltered microclimate, dramatic scenery and peaceful, almost Mediterranean atmosphere. Tucked between Ventnor and Niton, the area is framed by lush woodland, winding lanes and striking cliff formations that create a sense of privacy and tranquility.

It's a place that feels quietly exclusive yet warmly welcoming, with access to scenic coastal walks, hidden coves and the famous Undercliff – a unique geological landscape that gives St Lawrence its distinctive character. Residents enjoy a slower pace of life, surrounded by nature, while still being within easy reach of Ventnor's cafés, independent shops and vibrant arts scene. For buyers seeking a refined coastal lifestyle with year round beauty, St Lawrence offers an exceptional blend of serenity, charm and natural drama.

We enjoy the diversity of wildlife, some of which even appear at the garden room door.

We have enjoyed shaping the garden and love walking up on the undercliff and equally down to the sea.

We also love the small friendly community of neighbours and also the fact that most parts of the island are within a forty minute drive from us.*

* 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

Ponda Rosa

Set within the exclusive coastal enclave of St Lawrence, this impressive, detached bungalow presents a rare opportunity to secure a spacious and energy efficient home in one of Ventnor's most admired settings. Surrounded by the dramatic landscape of the Undercliff and just moments from the shoreline, the property offers an exceptional blend of tranquillity, privacy and natural beauty, creating a lifestyle that feels both relaxed and deeply connected to the environment.

Extending to approximately 1,686 square feet, the accommodation is thoughtfully arranged to provide generous living space and an easy flow throughout. The open plan sitting room and dining area forms the heart of the home, offering a welcoming setting for everyday living and entertaining. Large windows draw in natural light and frame views of the surrounding greenery, enhancing the sense of calm that defines the property. The well proportioned kitchen provides ample space for cooking and informal dining, with direct access to the sun room for effortless movement between indoor and outdoor spaces.

The conservatory style sun room is a standout feature, offering a bright and uplifting space that overlooks the beautifully landscaped gardens. This versatile room is ideal for relaxation, reading or simply enjoying the peaceful surroundings. The principal bedroom benefits from a dedicated dressing room, adding a touch of luxury and practicality, while two modern shower rooms ensure flexibility for family or guests.

Energy efficiency is a key advantage of this home. An air source heat pump and solar panels provide sustainable comfort and reduced running costs, making the property an appealing choice for those seeking modern efficiency without compromising on character or location.

The gardens are a true delight. The front garden is inspired by Beth Chatto planting principles, offering a harmonious blend of texture, colour and structure. The rear garden is well established, featuring a lawn, rose beds and specimen trees that create an elegant and mature landscape. A secluded patio provides a sheltered retreat, while a sunny gravel seating area offers an inviting spot for morning coffee or afternoon relaxation. The entire garden is framed by the magnificent Undercliff, celebrated for its sheltered microclimate, rich biodiversity and abundance of wildlife. This unique environment creates an exceptional sense of privacy and a rare connection to nature.

Practical features include ample parking for up to four vehicles and a detached garage with cleared space that offers scope to extend to a double, subject to the necessary consents.

This superb property combines generous accommodation, energy efficient living and an idyllic coastal setting, making it an outstanding opportunity for those seeking space, serenity and natural beauty in one of the Island's most beautiful locations.







Travel Information

14.8 miles - East Cowes to Southampton Ferry Terminal
13.3 miles - Fishbourne to Portsmouth Ferry Terminal
18.5 miles - Yarmouth to Lymington 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	2.7 miles
1Leisure, The Heights, Sandown	10.8 miles
Ventnor Tennis Club, Ventnor	2.7 miles
Ventnor Bowling Club, Ventnor	2.7 miles

Healthcare

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	11 miles 01983 822099)
---	---------------------------

Education

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
St Francis Catholic & C of E Primary School, Ventnor	01983 857449
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde with Upper Chine, 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

Entertainment

The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
Bonchurch Inn, Bonchurch
The Hambrough, Ventnor
The Royal Hotel Ventnor
The Wellington Hotel, Ventnor
The Crab Shed, Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshell
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, Arreton
Appuldurcombe House, Wroxall
Ventnor Botanical Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin

Ground Floor

Approx. 129.2 sq. metres (1390.8 sq. feet)

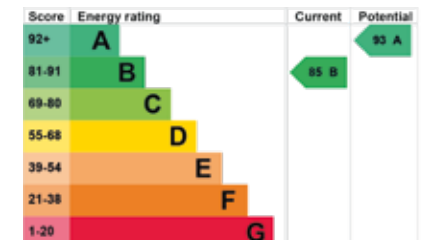


GROUND FLOOR

Entrance Hallway	
Shower Room	5'4 x 5'3
Sitting Room	24'8 x 19'7
Dining Area	14'3 x 12'6
Kitchen	12'7 x 6'
Dressing Room	10'11 x 5'8
Bedroom 1	11' x 10'10
Bedroom 3	11'10 x 10'4
Bedroom 2	11'10 x 10'4
Family Shower Room	7'3 x 6'6

OUTSIDE

Front Garden
Rear Garden
Driveway Parking
Garage



Council Tax Band: E
Tenure: Freehold

Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

