



Tintern

Alverstone Road | Apse Heath | Sandown | Isle of Wight | PO36 0LH

 FINE & COUNTRY

SELLER INSIGHT

“ Living here has been a joy from enjoying the wide variety of shrubs, plants and trees in the garden to watching the garden wildlife; the finches, wrens, robins, doves and even the pheasant who walks up the garden path on early winter mornings.

We have two 'field' areas that we have named 'dog field' and 'apple field' to differentiate them. The dog field is a fully enclosed area where our dogs love to run and play – the apple field is where we have two lovely apple trees. One is an eating variety similar to Braeburn in flavour, the other is a tasty cooker variety. Both trees produce an abundance of fruit each year. There is also a productive pear tree in the garden. Our grandchildren love to explore our garden, playing hide and seek (there are lots of fun places to hide!) and practicing their badminton when we put the nets up or using the basketball net on the mower store wall.

We have the convenience of a bus stop right outside and our local convenience store and post office at the top of the road is just a five-minute walk - very handy with friendly and helpful staff.

We often take a walk along the network of local footpaths with Sandown and Shanklin within easy reach. Borthwood Copse, a National Trust ancient oak woodland, is just a few minutes' walk up the road. There is also a lovely walk to the two local pubs along footpaths and quiet country lanes – something we do regularly on a warm summers evening.

On those evenings when we just want to sit and relax our summer house is a lovely retreat to just sit quietly and read or to listen to the peaceful rural country sounds of the wildlife.

Due to personal circumstances it is now the time to make a move back to the mainland to be close to family but the space within the property and garden, the local area and its amenities together with our lovely neighbours will be much missed and hard to match.*

* 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

Tintern

Set in a truly idyllic position along sought-after Alverstone Road and surrounded by rolling countryside, this exceptional detached home offers a rare opportunity to acquire one of the area's most substantial and picturesque residential plots. Occupying a beautifully maintained and highly secluded acre of grounds, the property enjoys an enviable setting defined by expansive lawns, mature trees and an unrivalled sense of peace and privacy. With a desirable south-westerly aspect, the gardens are bathed in sunlight throughout the day, creating an outstanding lifestyle environment for families, couples seeking a country retreat, or those looking for a home with extensive outdoor space and versatile outbuildings.

The accommodation is both spacious and beautifully presented, with an abundance of natural light creating a welcoming atmosphere throughout. A generous entrance hall leads into an impressive sitting room where a wood burner effect gas fire creates an elegant focal point. French doors open directly onto a raised decked terrace, seamlessly connecting the indoor living space with the spectacular gardens beyond and providing the perfect setting for entertaining, al fresco dining, or simply relaxing while taking in the tranquil surroundings.

At the heart of the home is a wonderful open-plan kitchen, dining and reception space designed for modern living. The stylish fitted kitchen incorporates integrated appliances and enjoys delightful garden views, while the adjoining dining and reception areas provide excellent flexibility for everyday family life and social occasions alike. Additional fitted storage enhances practicality, whilst a separate utility room with external access and a convenient cloakroom further complement the accommodation.

The principal bedroom is a particularly attractive space, featuring a contemporary en-suite shower room and lovely views across the grounds. Two further double bedrooms are well proportioned and served by a modern family bathroom, ensuring the property easily caters for family living and visiting guests.

Outside, the grounds are undoubtedly one of the property's most remarkable attributes. The front garden is beautifully landscaped with mature planting, established shrubs and ample parking. Secure gated access leads through to the rear where the expansive gardens unfold, offering vast lawns, colourful borders, mature hedging and specimen trees that provide both privacy and year-round interest. A large decked terrace overlooks the grounds and enjoys an elevated outlook across the gardens, making it an exceptional area for outdoor entertaining.

The extensive collection of outbuildings adds further appeal and versatility. A fully insulated double garage with power, heating and lighting provides an excellent workshop or hobby space, while an adjoining traditional brick-built summer house benefits from French doors and electricity, allowing comfortable year-round use as a studio, home office or leisure room. A substantial purpose-built workshop equipped with three-phase power, insulation, reinforced concrete flooring and the added benefit of an external EV charging point offers enormous flexibility for storage, specialist hobbies or potential business use, subject to any necessary permissions.

Combining spacious accommodation, exceptional grounds and an impressive range of ancillary buildings, this outstanding countryside residence presents a unique lifestyle opportunity in one of the Isle of Wight's most desirable rural locations.







Travel Information

17.1 miles from Yarmouth to Lymington Ferry Terminal
10.2 miles from East Cowes to Southampton Terminal
8.6 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

1Leisure The Heights, Sandown	2.2 miles
Sandown & Shanklin Golf Club, Sandown	2.9 miles
Shanklin Cricket Club, Shanklin	2.5 miles
1Leisure Westridge, Ryde	6.4 miles

Healthcare

Doctors Surgeries:	
The Bay Medical Practice, Shanklin	01983 862000
The Bay Medical Practice, Sandown	01983 409292
South Wight Medical Practice, Godshell	01983 840625

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099 (8.1 miles)

Education

Primary Schools:	
Godshell County Primary School, Godshell	01983 840246
Niton Primary School, Niton	01983 730209
Newchurch Primary School, Newchurch	01983 865210
Wroxall Primary School, Wroxall	01983 852290
Shanklin C of E Primary School, Shanklin	01983 862444

Secondary Schools/Colleges:	
Carisbrooke College	01983 524651
Christ the King Upper College	01983 537070
Medina College	01983 526523
Island Innovations V1 Form Campus	01983 522886
Isle of Wight College	01983 526631
The Island Free School, Newport Road, Ventnor	01983 857641
Ryde School with Upper Chine, Ryde	01983 562229

Learning Assisted Schools:	
Medina House, Newport	01983 522917
St George's, Newport	01983 524634
St Catherines, Ventnor	01983 852722

Entertainment

Restaurants and Bars –
Pointers Inn, Newchurch
Garlic Farm, Newchurch
The Fighting Cocks, Arreton
The White Lion, Arreton
Dairyman's Daughter, Arreton
Merrie Gardens, Lake
The Griffin, Godshell
The Chequers Inn, Rookley

These restaurants and bars are all available within a 15-minute drive of this property.

Local Attractions / Landmarks

Appuldurcombe House, Wroxall
The Model Village, Godshell
Isle of Wight Donkey Sanctuary, Wroxall
Ventnor Botanic Gardens, Ventnor
Amazon World Zoo, Newchurch
Wildheart Animal Sanctuary, Sandown
Robin Hill Country Park, Downend
Garlic Farm, Newchurch

Ground Floor

Approx. 125.7 sq. metres (1353.1 sq. feet)



GROUND FLOOR

Entrance Hallway	
Bedroom 2	12'1 x 10'5
Bedroom 1	16'10 x 11'4
En-Suite Shower Room	6'1 x 4'
Bedroom 3	10'10 x 10'5
Bathroom	7'9 x 5'5
Sitting Room	20'11 x 15'2
Kitchen	15'2 x 8'8
Dining Area	9'10 x 8'9
Office	8'3 x 8'
Utility Room	8'1 x 5'
Cloakroom	7'11 x 3'

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	
Garage / Studio	18'2 x 17'9
Summer House	14'8 x 7'6
Workshop	29'10 x 14'10



Council Tax Band: C
Tenure: Freehold

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

