

# 67, Forest Way

Sandown, PO36 0JW

**£295,000**  
FREEHOLD



Situated within a quiet, convenient location, this spacious three-bedroom detached home is perfect for those seeking a modernisation project and benefits from a rear garden as well as a driveway.

- Detached three-bedroom bungalow
- Fantastic modernisation opportunity
- Plenty of footpaths and bridleways on doorstep
- Driveway parking and a garage
- First time to the market since it was built
- Peaceful, semi-rural location
- Short drive to amenities and schools
- Low maintenance rear garden
- Naturally lit and spacious throughout
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!

Search on Facebook for:

 Susan Payne Property  
Home Hunters











You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.

This three-bedroom single-storey home is tucked away within a peaceful cul-de-sac and presents a fantastic opportunity for the new owners to put their own stamp on. Located just a short distance from the many amenities and the golden sands of Sandown Bay, 67 Forest Way offers a convenient, rural lifestyle and boasts a low maintenance garden to the rear. Bathed in natural light throughout, the accommodation comprises a porch leading into an entrance hall which provides access to a cloakroom, the kitchen, a large living – dining room, three bedrooms, and a shower room. The living – dining room opens into a large conservatory to the rear of the property. The garden wraps around the rear of the property providing low maintenance, sunny outdoor space.

Forest Way is set in the hamlet of Winford, nestled amongst idyllic rural landscapes which provide a perfect balance of a tranquil environment and convenience, with the Island's principal towns of Newport and the beaches of Sandown just a short drive or bus ride away. Winford is also positioned on the fringes of the quaint village of Newchurch which benefits from a fantastic pub and a primary school. 67 Forest Way enjoys plenty of rural walks and cycling routes nearby including the scenic Red Squirrel cycle path linking to Sandown and Newport, taking you through red squirrel inhabited woodland, farmland, estuaries and a stretch of the Island's magnificent coastline. The Southern Vectis bus route 8 connects Winford with the towns of Newport, Sandown, Shanklin and Ryde, including intermediate villages.

### **Welcome to 67 Forest Way**

Benefiting from a set back position from the road with a lovely frontage, the driveway to the side leads up to the garage. The front door is accessed via a concrete path, or metal gates open to the garden and to the side door.

#### **Porch**

A glazed door slides open into a porch which provides space to store coats and shoes. An obscure glazed door opens into the entrance hall.

#### **Entrance Hall**

Flowing through the centre of the accommodation, this spacious hallway offers access to each of the rooms and is carpeted. There is a storage cupboard concealing the recently replaced gas boiler, plus access to the loft.

#### **Kitchen**

Fully equipped with base, wall and tall cabinets, this kitchen offers ample storage space as well as space and plumbing for a washing machine. The electric hobs and oven are integrated within the cabinets, plus there is a window to the side aspect.

#### **Living - Dining Room**

Flooded with natural light from the sliding doors and the window to the rear, this space provides ample room for living and dining furniture as well as a gas fire and a hatch into the kitchen.

#### **Conservatory**

Occupying the rear elevation of the property, this spacious conservatory is fully glazed and enjoys a view over the rear garden and to the countryside beyond. There are French doors out to the rear garden.

#### **Cloakroom**

Conveniently positioned off the entrance hall, this cloakroom features a w.c, a wall mounted hand basin, and a window to the front aspect.

#### **Bedroom One**

Offering ample space for a double bed, this bedroom features fitted wardrobes over the bed as well as a window to the rear aspect.



### **Bedroom Two**

Benefitting from a window to the front aspect, this double bedroom features a fitted wardrobe over the bed, plus there is space for additional furniture.

### **Bedroom Three**

Enjoying a position at the front of the property with a window to the front, this bedroom offers flexible accommodation and could be utilised in a number of ways including an office space or playroom.

### **Shower Room**

Neutrally finished with wall tiles and carpet, this bathroom is equipped with a w.c, a pedestal hand basin, and a corner shower cubicle. An obscure glazed window to the side aspect fills the room with natural light.

### **Garden**

This sunny garden is covered with a low maintenance resin which offers a fabulous spot to sit and enjoy without the upkeep of grass. A greenhouse to the side with a couple of raised beds provides opportunity to grow your own if desired, and the parge patio area provides the perfect spot to dine al fresco style. There is ample opportunity to landscape to the new owners' specifications.

### **Parking**

A block paved driveway to the front of the property provides parking for up to two vehicles as well as a garage to one side.

### **Garage**

Adjoined to the property by the roof but set apart, creating an underpass, this single garage is a great space to use for storage.

67 Forest Way offers a fantastic opportunity to acquire a spacious three-bedroom bungalow with potential to modernise, set within a peaceful location. A viewing is highly recommended by the sole agent, Susan Payne Property.

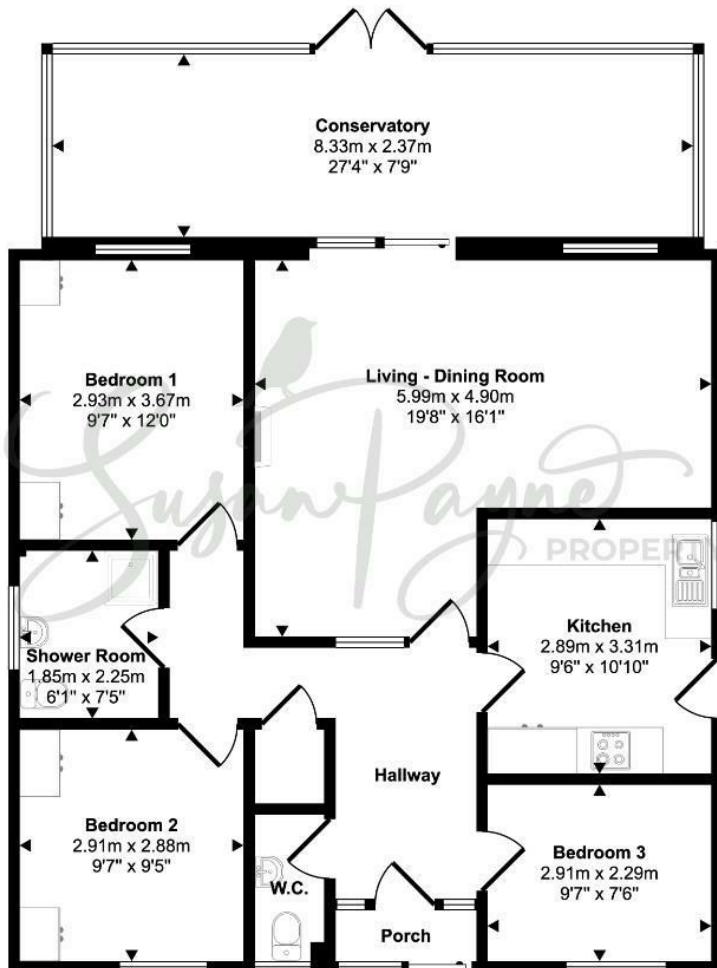
### **Additional Details**

Tenure: Freehold

Council Tax Band: D (approx. £2,385.86 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, gas, and electric

Approx Gross Internal Area  
104 sq m / 1116 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.