



Susan Payne PROPERTY
PROUDLY PRESENT FOR SALE



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**.

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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 or 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

Benefitting 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 large 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.

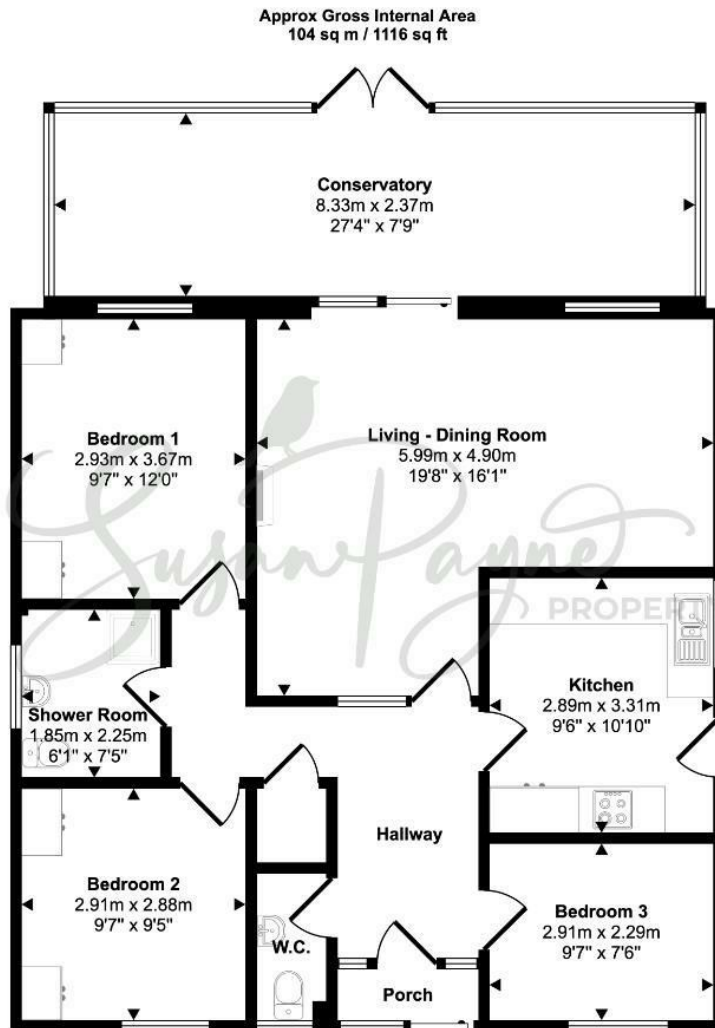
67 Forest Way offers a fantastic opportunity to acquire a spacious three-bedroom bungalow with potential to modernise, set within a peaceful location. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

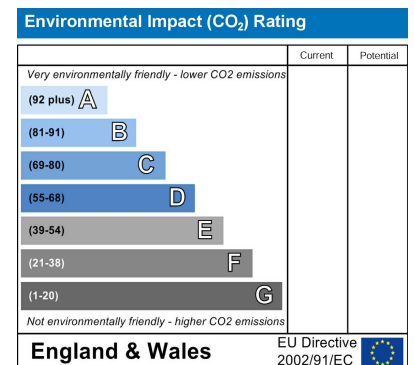
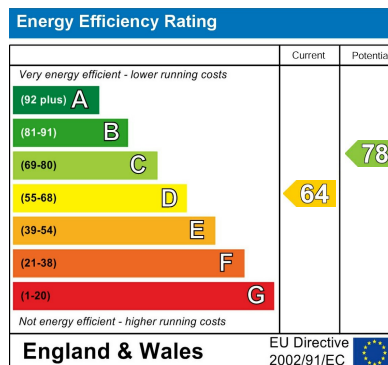
Council Tax Band: D (approx. £2,385.86 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, gas, and electric



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.



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