

# 3, Clatterford Road

Newport, Isle of Wight PO30 1PA



Occupying a secluded plot in a convenient position for village amenities, this impressive six-bedroom, five bathroom home is set within the foreground of Carisbrooke Castle and boasts a sunny garden and a large driveway with a garage.

- Impressive detached three-story home
- Open plan living and two reception rooms
- Countryside and Castle walks on the doorstep
- Convenient for village amenities and Newport town
- Wrap-around gardens and a large decking area
- Six double bedrooms and five bathrooms
- Stunning views of Carisbrooke Castle
- Spacious and naturally light throughout
- Generous driveway and garage
- Short distance from primary and secondary schools

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

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Enjoying views of Carisbrooke Castle from the rear elevation, this magnificent property was built in 2005 and offers perfectly arranged and spacious accommodation spread over three floors. Presented to a high standard, the interior offers characterful style with contemporary neutral finishes, which offer a versatile backdrop for the new owners to easily apply their own personal touches. Comprising an entrance hall leading to two reception rooms, a ground-floor cloakroom, and the main open-plan living area, which also leads to the utility room. The first floor makes way for a large landing space leading to four bedrooms (two with en-suites), the family bathroom, and the stairwell to the second floor accommodation comprising two double bedrooms (both with en-suites). This property represents a fantastic opportunity to purchase a truly gorgeous family home with an abundance of space, providing the flexibility to be utilised in a number of different ways. This attractive property is beautifully unique and is surrounded by a spacious plot which incorporates a secluded rear garden and plenty of driveway parking, complete with a double garage. With its wonderful views towards Carisbrooke Castle and a large decked sun terrace, the garden offers privacy and tranquillity with its mature trees and a neighbouring field beyond. An internal viewing is highly recommended for this property, which not only offers an extensive amount of space but also its own unique character and design.

This historic village location is most famous for being the home of its magnificent castle and boasts an abundance of local amenities such as a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. The village also has four schools at primary and secondary level, and The Isle of Wight College is just two miles away. With countryside walks on the doorstep and Newport High Street just a twenty-minute walk from the property, this convenient home is the perfect base for taking advantage of beautiful rural walks as well as plenty of town centre amenities, including a range of shops, cafes and restaurants, and a cinema. Frequent bus routes serve Clatterford Road, and all Island bus services connect at the nearby Newport bus station. Mainland travel links are within easy reach with regular car ferry travel services from Fishbourne to Portsmouth and East Cowes to Southampton, which are just a twenty-minute drive away, and the Cowes to Southampton high-speed foot passenger service is only a fifteen-minute journey from the property. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight with its unspoilt beaches and rugged coastline.

### **Welcome to 3 Clatterford Road**

Nestled away in a setback position from Clatterford Road, a long block paved driveway reveals this attractive property with a tall arched statement window creating a unique and interesting external façade. A large parking area provides space for several vehicles, there is a large detached garage, and a five-bar wooden gate allows access to the extensive rear garden. From the driveway, a series of paved steps leads to the main entrance and the front door is sheltered by a porch canopy with a pitched tiled roof.

### **Entrance Hall**

This impressive space welcomes you into the home and creates a delightful first impression of this spectacular home with its generous amount of space and smart decor. The stairwell boasts a void which extends to the landing space fills the hall with natural light along with the tall arched window above the stairwell. The entrance hall benefits from a large built-in storage cupboard and a deep cupboard beneath a turning staircase.

### **Open Plan Living Area**

Situated at the heart of the home, this fantastic room offers a spacious, sociable space either for entertaining or family evenings. Made up of the living room, dining room, and kitchen space, the room boasts a handsome log-burning stove within the living area, creating a characterful focal point and a cosy, welcoming heat, particularly in the cooler winter months. The living space provides ample room to accommodate large sofas alongside a family dining set and is bathed in plenty of natural daytime light from two windows to the side aspect, three windows to the front aspect, and two Velux windows over the dining space. Continuing to the kitchen area, natural light tumbles down from two Velux windows in addition to two windows to the rear aspect overlooking the delightful rear garden and beautiful farmhouse-style cabinets at wall and base level offer plenty of cupboard and drawer storage as well as an integrated family-sized dishwasher. A large kitchen island provides a wonderful breakfast bar area, space for a microwave with warming drawers beneath, storage cupboards and even two integrated fridge drawers. There is space for a range-style cooker within a traditional-style cooker surround which adds to the farmhouse style finishes in here. There is space for an American style fridge-freezer provided next to a fitted dresser unit which perfectly complements the kitchen cabinets.

### **Utility Room**

Featuring a sink and drainer and a traditional style door to the rear garden, this practical room, conveniently located next to the kitchen, and features American style washing machine and tumble dryer.

### **Snug**

Brightly filled with natural light, this lovely room offers an alternative family living area and features multi-pane French doors with matching glazing on both sides, opening to a circular paved terrace and the garden beyond. The room is currently used as an office, demonstrating its versatility, and it benefits from a feature fireplace.

### **Playroom/Study**

Benefitting from dual aspect windows to the front and side, the space is set up as a playroom and office, and this naturally lit room hosts the electrical consumer unit.

### **Ground Floor Cloakroom**

Essential for any family home, this convenient ground floor cloakroom features a vanity unit with a charming bowl-style hand basin, a WC, and there is an opaque glazed window to the front aspect providing privacy and natural light.

### **First Floor Landing**

From the entrance hall is a beautiful, grand, turning staircase which continues to a spacious and naturally light first-floor landing, lit by the large arched window to the front aspect and a window to the rear. The second staircase to the second floor is located here.

### **Primary Bedroom**

This beautiful double bedroom is flooded with natural light from the two windows to the rear aspect, benefitting from views of Carisbrooke Castle and the garden. Boasting both an en-suite bathroom and a walk-in wardrobe, the bedroom enjoys plush carpets and neutral décor which continues through the first and second floors. The walk in wardrobe offers plenty of hanging space as well as shelving over.

### **Primary En-Suite**

Neutrally finished with wooden floorboards and a neutral tile surround around the bath, this ensuite comprises a shower over the jacuzzi bath, a WC, and a pedestal hand basin. The space is warmed by a chrome heated towel rail and there is a large, obscure glazed window to the front aspect, filling the room with natural light.

### **Bedroom Four**

Generously proportioned, this double bedroom enjoys a window to the rear aspect with views over the garden, and a fitted cupboard, ideal for storage. The space also benefits from an en-suite bathroom.

### **En-Suite Bathroom**

Following a similar design to the primary en-suite, this en-suite bathroom offers a bath with a shower attachment, a WC, a pedestal hand basin, and an obscure glazed window to the front aspect. The space also conceals the boiler room, which features the gas boiler and the header tank.

### **Bedroom Five**

Currently set up as a twin bedroom, this lovely room enjoys views to the rear garden and continues the décor from the rest of the first floor.

### **Bedroom Six**

The smallest of the six bedrooms, but still a double bedroom, this room benefits from a window to the rear aspect, plus there is space for bedroom furniture.

### **Family Bathroom**

Featuring a characterful, obscure glazed arched window to the front aspect, this beautiful family bathroom comprises a roll top bath, a WC, a pedestal hand basin, and a large shower set within an alcove. The space benefits from a neutral mid-level wall panelling, and the space is warmed by a chrome heated towel rail.

### **Second Floor Landing**

Naturally lit by a Velux window to the front aspect, this landing space offers access to two en-suite double bedrooms and also features a small loft hatch.

### **Bedroom Two**

Generously proportioned and featuring a Velux window to the front and two obscure glazed windows to the side, this double bedroom offers versatility as well as ample space for bedroom furniture or to be set up as a games room, snug, or playroom. The space benefits from an en-suite shower room and built-in wardrobe space.

### **En-Suite**

Comprising a shower cubicle with an electric shower, a WC, and a pedestal hand basin, this handy en suite is neutrally decorated.

### **Bedroom Three**

Continuing a similar layout and décor, this double bedroom features a Velux window to the front and two windows to the side. The space offers versatility to be used in a number of ways and offers an en-suite shower room.

### **En-Suite**

This handy en-suite comprises a shower cubicle with an electric shower, a pedestal hand basin, and a WC.

### **Garden**

This beautiful family home comes complete with a fantastic garden which has an expansive lawn area to the rear with a couple of mature conifer trees, bay leaf trees, a wisteria climbing one side of the house, a series of newly planted trees, and a spring fed well to one side. Accessed via the French doors from the open plan living area, a raised decked terrace with a rope balustrade at the rear offers the perfect space for dining and lounging furniture, and is the perfect spot to enjoy this peaceful outdoor environment with views of Carisbrooke Castle. Adjacent to the decking area is a semi-circular paved patio, which presents a beautiful setting for al fresco dining, plus access to the snug through beautiful French doors. The garden wraps around the property to the front, where a terraced garden area retained with railway sleepers can be found to one side, and there are gates leading to the spacious driveway and garage, plus there is a large log store, ideal for storing wood for the log burner. The exterior façade of the property features lantern-style lights, a series of external power sockets, and an outside tap.



### **Parking**

The property boasts an extensive block paved driveway with plenty of parking for multiple vehicles and benefits from a large gate which provides vehicular access to the garden, if required. The driveway also offers a large garage with additional parking within.

### **Garage**

Offering ample space to store or park up to two cars, this fantastic garage space benefits from a white folding garage door and could be utilised in a number of ways. Fitted with power, the space could be used for storage as well as converted into a games room or 'man cave', depending on the new owner's specifications. Additionally, the garage offers a fantastic boarded loft space which is ideal for storage.

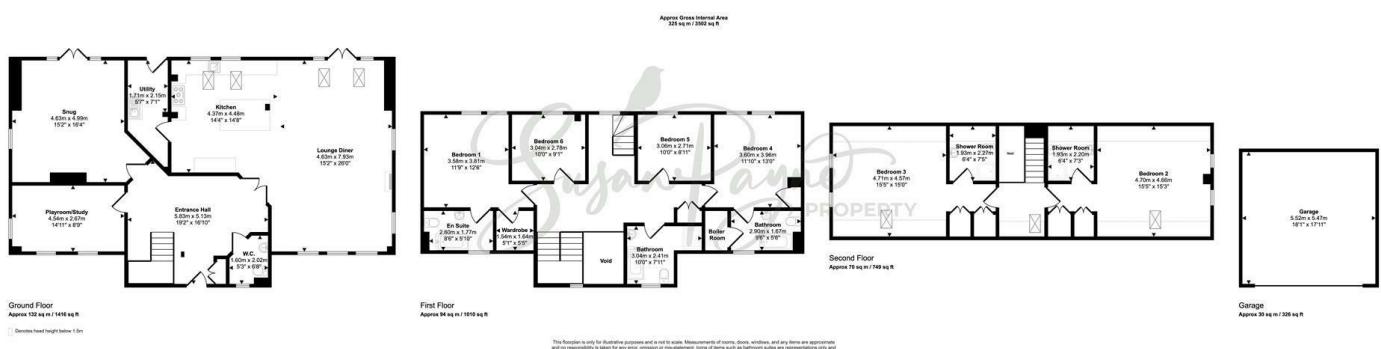
Boasting a convenient central location on the island and well located for local amenities, this substantial family home offers a fantastic opportunity to own a unique, beautifully designed property with magnificent views and a fabulous outdoor space. A viewing with the sole agent Susan Payne Property is highly recommended to fully appreciate the true potential of this property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: G (approx. £4,112.12 pa - Isle of Wight Council 2025/2026)

Services: Mains water, gas, electricity, and water



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

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		
EU Directive 2002/91/EC		
England & Wales		

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