



CHAUFFEUR'S COTTAGE

136 Watergate Road, Newport, Isle of Wight, PO30 1YP





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GUIDE PRICE - Whole - £750,000

Lot 1 - £625,000

Lot 2 - £125,000

A delightful detached house once part of the Newclose Farm Estate, 'Chauffeur's Cottage' dates back to the 1890s. As well as the main house, the property includes a single storey agricultural building (potential for alternative uses STPP), heated outdoor swimming pool, gardens and grounds extending to just under 0.7 acres.

HOUSE

Ground Floor: Porch | Lounge with open fire | Dining room with open fire
Kitchen with utility area | Shower-room

First Floor: Landing | Master bedroom with en-suite shower-room
Two further double bedrooms | Office | Family bathroom

GARDENS AND GROUNDS

Gardens and Grounds | Driveway | Outside heated swimming pool (20ft x 10ft x 4ft)

BUILDINGS

Garage | Shed | Barn | Pump room

Available as a whole or in two separate lots





SITUATION

Chauffeur's Cottage is set within the centre of the Isle of Wight, the location of the property is within proximity of ferry links, local eateries and shops. The property is within a 5-minute drive to Newport town and also benefits from a direct cycle track nearby directing you to Newport or Sandown. The location also serves many nearby footpaths to enjoy.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of

yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such

as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George inn Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running) and The Smoking Lobster.



DESCRIPTION

The property is situated in the sought-after location of Watergate Road, in a semi-rural position of Newport benefitting from wonderful countryside views and its private but accessible location.

Chauffeur's Cottage is a wonderful 3-4 bedroom detached home set within an attractive rural location of Newport, enjoying wonderful grounds and gardens with views overlooking fields of the island's famous Deer Farm.

GROUND FLOOR

The main entrance invites you through into the porch, benefitting from a boot room/area. The entrance hall, leads you to the spacious dining-room with the advantage of a delightful open fireplace with views overlooking the gardens. The lounge, accessed from the hallway, is light and comfortable with an additional open fire creating an ideal social space for the family and for entertaining. The well fitted kitchen is positioned to the rear of the house, offering additional seating and utility space, this has a second entrance from the garden and a convenient ground floor family shower-room that has been recently modernised.

The garden views from the house are very special offering wonderful sightings of the famous island red squirrels and various bird species.

FIRST FLOOR

The first-floor benefits from a spacious landing with three good-sized double bedrooms and a useful office space that could be adapted into a fourth bedroom with single bed or nursery. The master double bedroom boasts an en suite shower-room that has been finished with an attractive modern interior. The first floor boasts stunning views across the surrounding landscape. There is a useful landing space that could be utilised as a small office space, if desired.











GARDENS AND GROUNDS

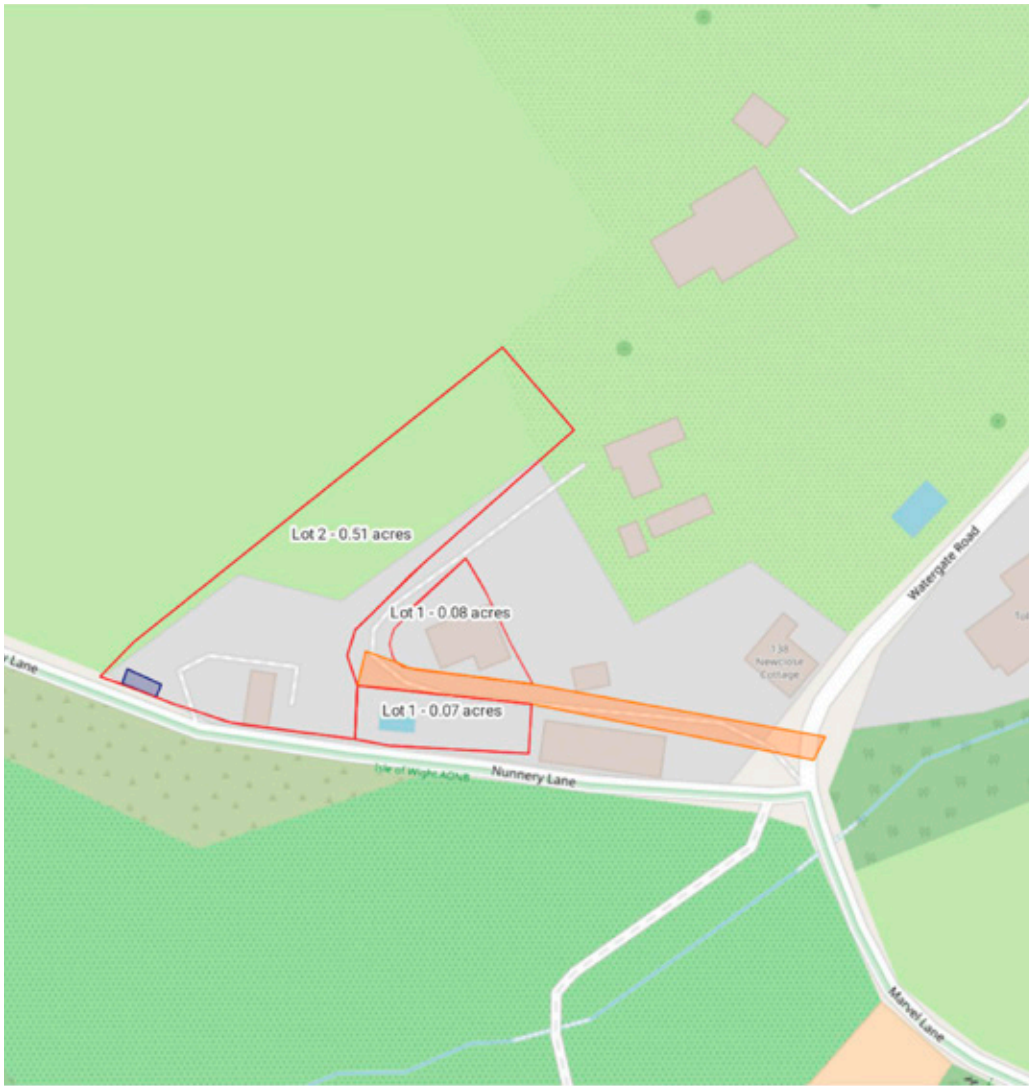
The house is served by a driveway directly off Watergate Road with ample parking for two vehicles. The agricultural building and further parking space can be accessed via a separate access off Nunnery Lane.

The layout of the property benefits from plenty of outdoor space. The well-tended laid to lawn garden wraps around the front, side and rear of the property and welcomes plenty of wildlife through the seasons. The property also benefits from a paved area to the front of the house. Just across from the property, accessed by crossing the private lane, the property benefits from an outdoor heated swimming pool (20ft x 10ft x 4ft) with a paved area surrounding the pool and a nearby Pump Room to the south. The pool has been well maintained and has recently been re-lined and renovated in 2015.

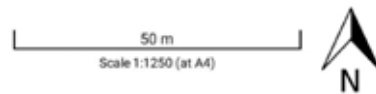
LAND & BUILDINGS

Additionally, there are a number of domestic buildings including a garage with up and over door and a useful shed within close proximity. Accessed from the pool area, the garden extends to a wonderful orchard space with views towards the IOW Deer Farm. Further West of the property, there is a detached agricultural building constructed of brick with a corrugated metal roof. The building was once believed to be used for equestrian/agricultural purposes dating back to 1990s and may have development potential.

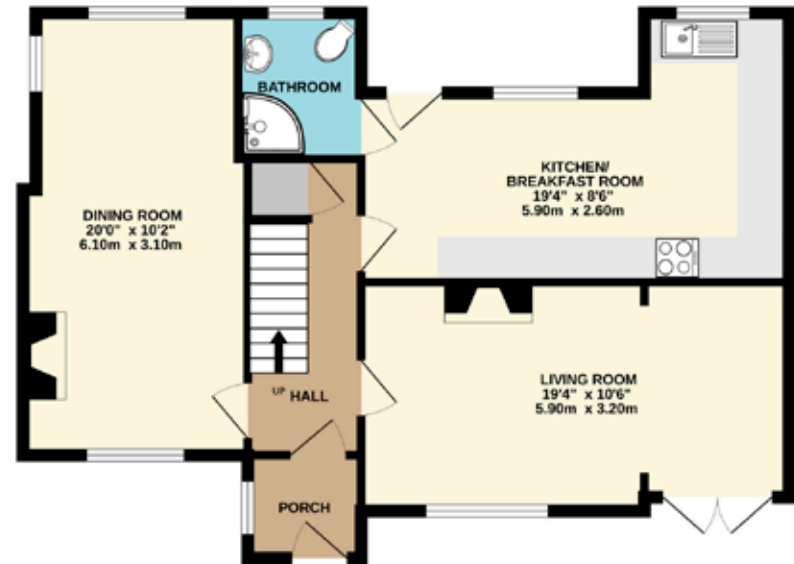




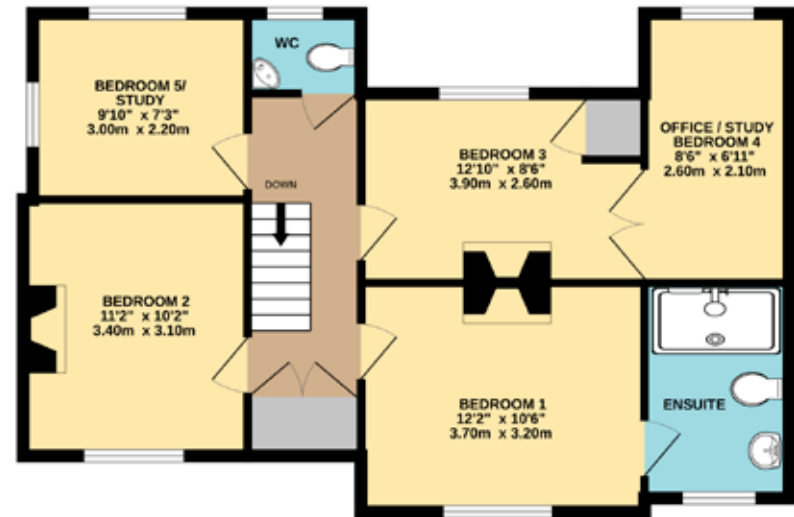
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	40 e	
21-38	F		
1-20	G		



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Chauffeur's Cottage is offered for sale by private treaty as a whole, or two separate lots. **NB: Should the lots be sold separately, Lot 2 will not be sold until Lot 1 has transacted.**

RIGHTS OF WAY

There are no public rights of way across property.

ACCESS

Lot 1 – The property benefits from a vehicular right of access over the private lane hatched orange on the sale plan.

Lot 2 – Benefits from separate, vehicular access via Nunnery Lane, this is hatched blue on the sale plan.

SERVICES

Main House – The property is served by mains water and electric. The property is heated via oil fired central heating. Drainage is via its own private cesspit, situated on an adjacent property and was recently upgraded in 2015.

Buildings – Some of the buildings in the garden are connected to mains electric.

Barn – The barn is not connected to any services.

Swimming Pool – Heated via mains electric along with the Pumping System situated within close proximity to the pool.

PLANNING

The Property is situated within close proximity to the Area of Outstanding Natural Beauty, but is not within. The house is not listed.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 1YP

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

COUNCIL TAX

Band E

FIXTURES AND FITTINGS

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

COVENANT

If Lots 1 and 2 are sold separately, there will be a restrictive covenant placed on the northern field of Lot 2 restricting the erection of any buildings or any other temporary structures that may cause an obstruction to the views from the main house.

Further details can be available from the sole selling agents, BCM.

VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight,
PO30 3DE

NB. These particulars are as at January 2023 and photography taken January 2023.



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley, Newbury RG20 7LY
T 01865 817 105 E oxford@bcm.co.uk



rural property specialists