

# Woodlands Vale, Seaview, Isle of Wight

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A majestic Grade II\* listed family home nestled within 30 acres of grounds with **far reaching sea views.**

### Summary of accommodation

**Ground Floor:** Entrance hall | Reception hall | Study | Dining room/playroom | Kitchen/breakfast room with kitchen garden | Drawing room  
Billiard room | Lift | Guest cloakroom

**Wing:** Laundry room | Dog room | Original kitchen | Multiple storage rooms

**First and Second Floors:** Principal bedroom with two en suite bathrooms and dressing room | Seven further bedrooms | Four further bathrooms, three of which are en-suite

**Wing:** Gym | Ironing room | Office | Tower

**Self-contained flat:** Kitchen | Sitting room | Two bedrooms | Bathroom

**Third Floor:** Attic room

Formal landscaped gardens | Heated swimming pool | Ornamental pond | Paddocks | Outbuildings

In all about 28.75 acres

### Distances

Ryde 1.7 miles (Portsmouth 10 minutes via Hovertravel), Fishbourne 4.5 miles (Portsmouth 45 minutes via Wightlink car ferry), Yarmouth 18.5 miles  
(All distances and times are approximate)



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## Situation

Woodlands Vale sits in a private yet convenient location with outstanding sea views from its elevated coastal position. A private path from the house slopes gently down towards the beach, where the popular Boathouse pub can also be found.

Situated just off the South Coast, communications are very good. The A3 provides easy access from London to Portsmouth, from where there are a number of car and passenger ferry routes to Ryde and Fishbourne (both about 2.5 miles). Train services lead from London Waterloo directly to Portsmouth Harbour station, from where the catamaran runs.

- Portsmouth to Ryde – a fast catamaran passenger services. Journey time approx. 22 minutes.
- Portsmouth to Fishbourne – a car and passenger service. Journey time approx. 45 minutes.
- Southsea to Ryde – a passenger hovercraft service. Journey time approx. 10 minutes.

The Island benefits from both extensive scenic countryside and coastlines, much of it designated as an Area of Outstanding Natural Beauty. In addition to being world famous for its sailing and water sports, including the Cowes Week regatta, the Island provides a wonderful environment for an array of outdoor pursuits including beautiful coastal and country walks, riding and mountain biking with numerous golf courses and renowned shoots. There is also an array of historic and other tourist attractions.

## Woodlands Vale

This Grade II\* listed property, has a deep rooted historical significance with fine Victorian architecture whilst offering significant coastal lifestyle benefits.







## History

Dating back to the 1820s, the Woodlands Vale estate was the vision of Charles Coach. Later, in the 19th century, the distinguished Augustus Gough-Calthorpe acquired the estate, seeking out Samuel Sanders Teulon, the architect famed for his Gothic Revival flair, to transform the existing property into an opulent seaside haven. Decades of meticulous construction ensued, each extension and modification echoing the essence of French Renaissance design.

Such rich history intertwines with royalty; Queen Victoria herself, enchanted by the views of the Solent from Woodlands Vale, had an ornate pillar removed to preserve the majesty of the panorama.

The original stone house underwent transformational changes under Teulon and later, Stephen Salter. Today, the estate exudes features reminiscent of a French château, with intricate gables, entrance and garden towers, and a superb porte-cochère. Inside, preserved Victorian elements—stunning stained-glass windows, Minton-tiled floors, and ornate plaster ceilings—accentuate its historical charm.





## The property

Woodlands Vale seamlessly integrates its historical lineage with modern-day luxuries, presenting a grand and elegant interior with a welcoming and manageable layout. The house provides an abundance of space and light that caters to both entertaining and quiet relaxation.

On the ground floor, an array of reception rooms beckons. Each has its unique charm and purpose, from the warmth of the intimate sitting room and playroom to more expansive spaces ideal for entertaining guests. Notably, the Billiard room, which once served as the conservatory, is a marvel of design. With its double-height ceilings, framed cupola, and the aura of a bygone era.

The Plain English kitchen, which forms the heart of the home combines the Victorian aesthetic with contemporary functionality. It features an AGA, a spacious central island for family gatherings, and modern appliances. Sunlight filters through French doors, which open to the outdoor courtyard and gardens beyond, creating a harmonious blend of indoor and outdoor living.

Each of its nine meticulously designed bedrooms continue the theme elegant proportions, with plenty of space for all the family. Captivating views of the sea and the meticulously curated gardens can be enjoyed from every room. The principal bedroom suite has been thoughtfully designed with a spacious dressing room and two en suite bathrooms both with Drummonds fittings and one with its own balcony.

Also on the first floor is a self-contained flat, ideal for live-in staff or additional guest accommodation. There is separate access from the ground floor and the accommodation includes a kitchen, sitting room, bedroom and bathroom.

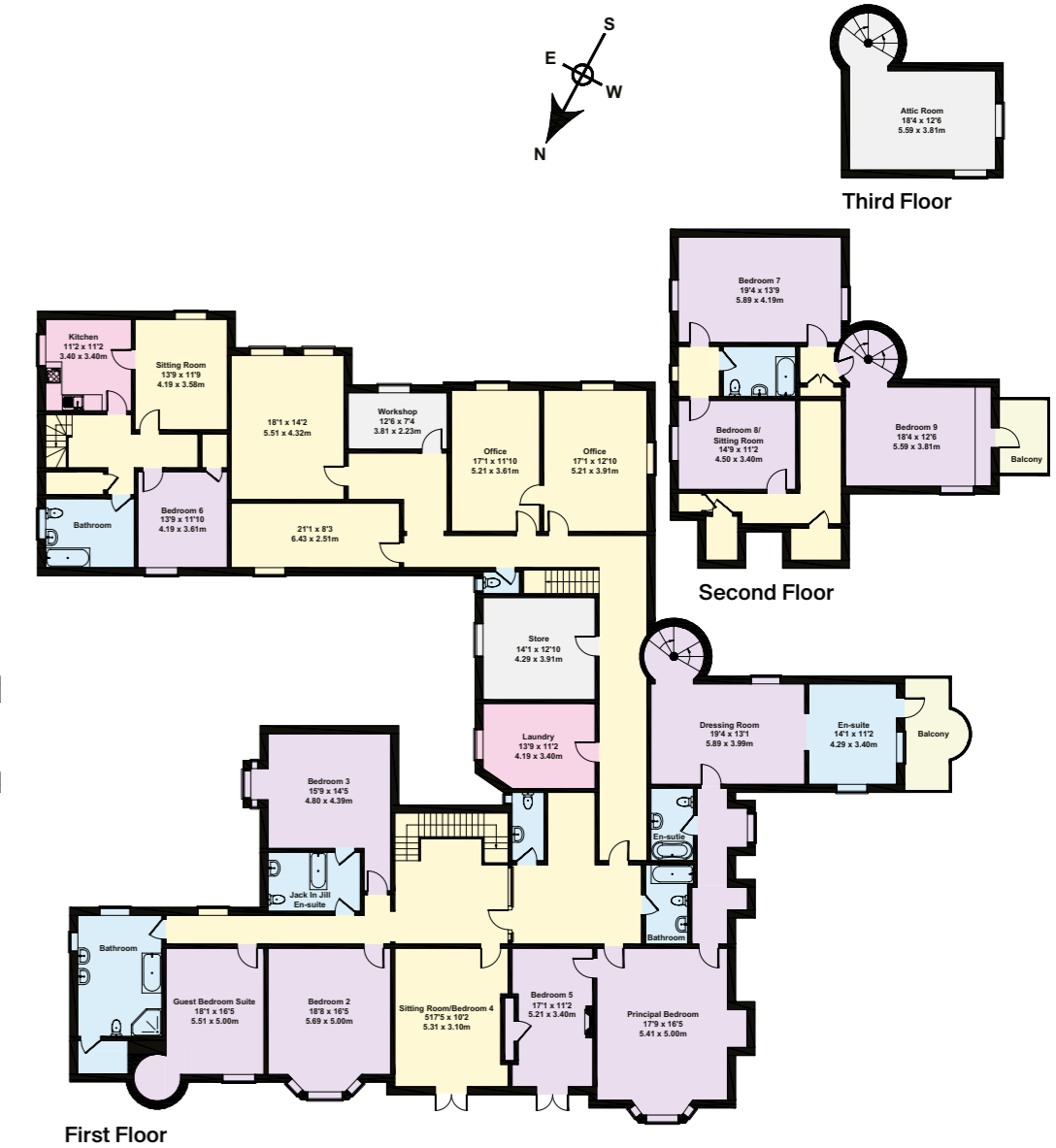
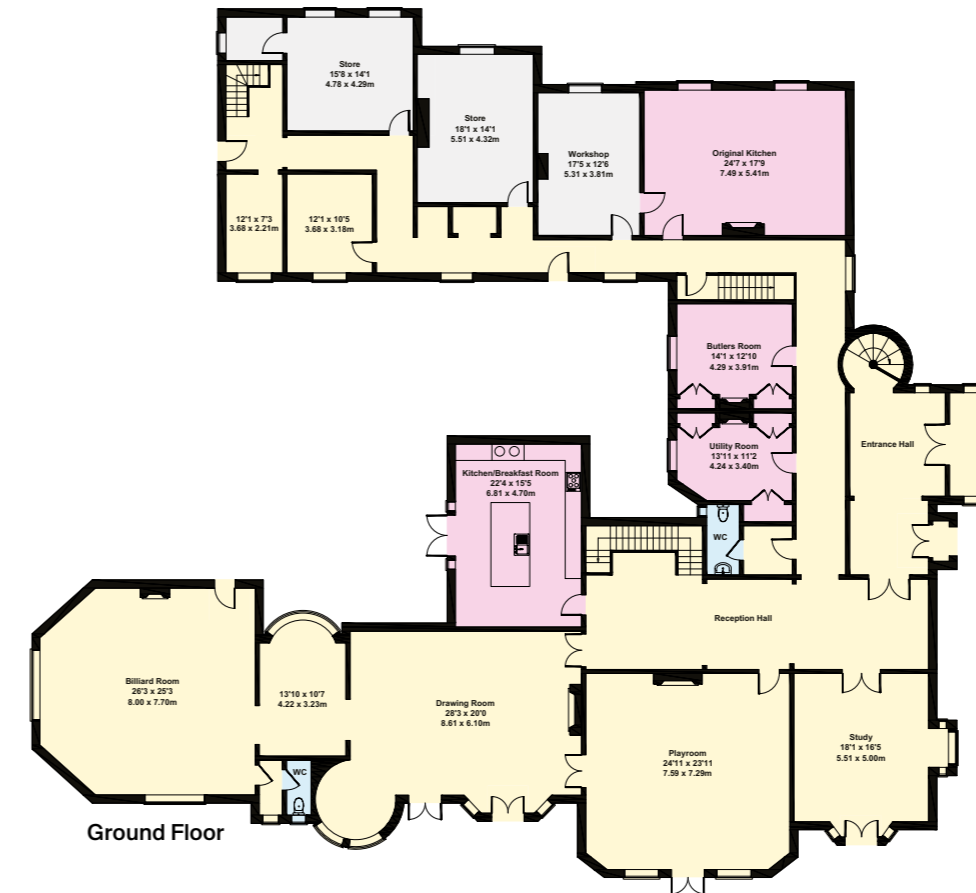
The wing on the first floor offers a number of rooms for a multitude of potential uses, including a gym, home offices and ironing room. There is a spiral staircase that leads right up to the top of the turret, where some of the best views from the entire house can be enjoyed.



### Approximate Gross Internal Floor Area 13510 sq ft - 1255 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





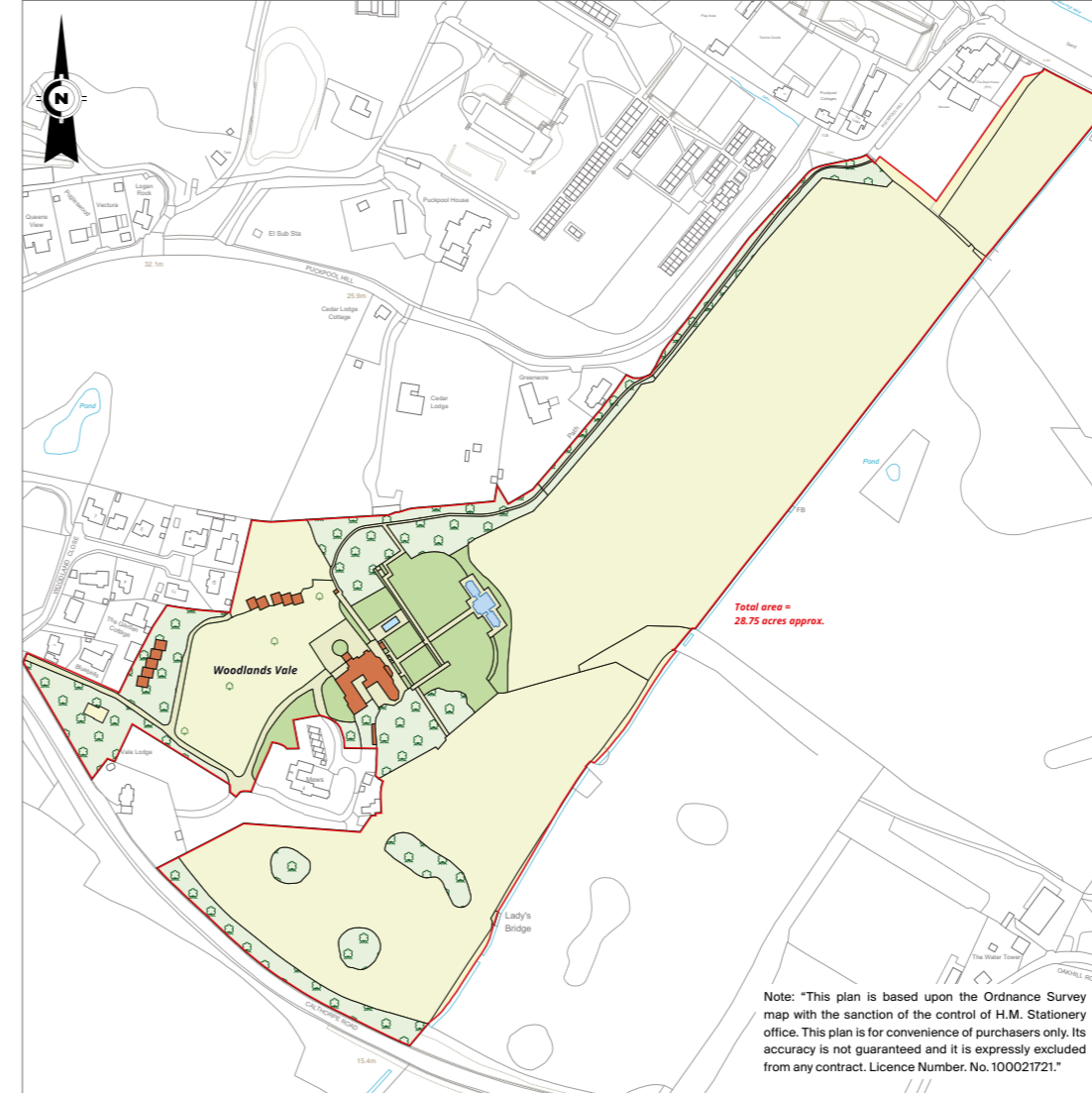
## Gardens, grounds and outbuildings

Set within just under 30 acres of Grade II listed landscapes, the beautifully established formal gardens complement the house perfectly. There is a croquet lawn, a heated swimming pool, and lush parkland. Expansive terraces offer the perfect setting for al fresco dining against the backdrop of breath-taking views, and the estate's boundaries stretch to the seafront, protecting the views and the privacy. A private pathway leads from the house to the beach, providing easy and direct access on foot to enjoy the waterfront lifestyle on offer at this wonderful family home.

Next to the house, and protected by a high hedge is a selection of outbuildings that offer plenty of opportunity for alternative uses, including stabling or even perhaps additional residential accommodation, subject to obtaining the relevant planning consents. There is also potential to create a separate entrance to these outbuildings via a fork from the main driveway, which would enhance the privacy from the main house even further.

## Agent's Note

Part of the driveway to Woodlands Vale is shared with the neighbouring properties. Woodlands Vale owns the drive, with the neighbouring properties having a right of access.



## Services

Mains electricity and water. Oil fired central heating. Private drainage.

## Directions

What3Words Reference: ///power.knots.scars

## Property information

Tenure: Freehold

Local Authority: Isle of Wight Council

Council Tax: Band H

EPC Rating: TBC

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated various dates.

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