



East Dene, Bonchurch, Isle of Wight



*A historic landmark Marine Villa set in secluded grounds of just under 8 acres with glorious southerly views overlooking the English Channel*





Proposed Living Room



Proposed Formal Reception Room



Hallway

#### THE LOCALITY

Situated on the eastern fringe of the sought-after coastal village of Bonchurch to the south of the Island, this location benefits from an excellent microclimate. The area developed huge popularity in the Victorian era and was regularly visited by the likes of Charles Dickens. Many impressive Victorian villas were built at this time to combine the natural beauty and sea views to form a delightful setting. This beautifully quiet and elevated south facing position is sheltered with a backdrop of mature woodland and provides wonderful sea views.

St Boniface Old Church, rebuilt in 11th Century, is adjacent to the grounds of East Dene whilst there is also direct access onto the Coastal Path leading to Monks Bay just below and The Bonchurch Inn is nearby. The seaside town of Ventnor, also accessible from the coastal path or a few minutes' drive, has a good range of local shops, beachside bars and restaurants as well as the spectacular Botanic Gardens.

#### THE PROPERTY

Built in around 1825, East Dene is the largest and best surviving of a cluster of Marine Villas with the interior retaining a superb array of exceptional features such as painted and gilded oak panelling. It is connected with the poet Algernon Charles Swinburne who lived there from the late 1830s, and was regularly visited by Charles Dickens. Designed to make the most of the southerly aspect and outlook, the house is Listed, Grade II\*, and has magnificent principal rooms. An impressive, panelled hall runs the width of the house providing access to the three exceptional main reception rooms, as well as the magnificent staircase lit by a large stained glass window. Features include original open fireplaces, extensive panelling, window shutters and intricately decorated ceilings.



Proposed Kitchen



Proposed Games Room

East Dene is being sold on the basis of achieving consent for residential use, (having been an activity centre and wedding venue in recent years). As illustrated on the floorplans, this will provide an impressive main residence of around 8,847 sq ft with five reception rooms and six bedroom suites. To the rear of the house is extensive versatile ancillary accommodation of around 7,211 sq ft, currently proposed to provide a mixture of guest and staff accommodation, offices, a workshop etc. but also has potential for provision of holiday lets subject to the necessary consent. The house requires renovation including installation of bathrooms and kitchens and reconfiguration as per the plans.

#### THE GROUNDS

The property is situated in mature grounds of approximately 7.8 acres which are designated as being part of the Listed Grade II on the Parks and Gardens Register, with the grounds planted to enhance the setting of the villa and within the Bonchurch Conservation Area. This is only one of two marine villa landscapes to have survived well enough to be designated.

Lawns slope south from the house towards a paddock bordering the coastal path and feature a swimming pool. To the east is mature woodland which forms an attractive, secluded setting for the property from which the views can be enjoyed. East Dene is approached through stone gate pillars with the drive meandering through mature woodland (and leads past the rear of the house onto six or so houses set above Monks Bay.) There is parking to the western side of the house as well as to the rear where a flagstone paved courtyard sits between the house and various stores.



Bedroom



**PLANNING** Planning application reference 23/02196/FUL has been made for change of use to a single dwelling house with ancillary guest and staff accommodation.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired boilers but central heating decommissioned.

**TENURE** Freehold

**EPC** The property is Listed, Grade II\*

**POSTCODE** PO38 1RQ

**THE ISLE OF WIGHT & GETTING HERE** Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services including Portsmouth to Fishbourne (45 minutes). If travelling on foot, there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes.

**VIEWINGS** All viewings will be strictly by prior arrangement with the joint selling agents, Spence Willard and Knight Frank.

**KNIGHT FRANK**

01590 630590

toby.turnage@knightfrank.com

www.knightfrank.co.uk

**SPENCE WILLARD**

01983 200880

charles.spence@spencewillard.co.uk

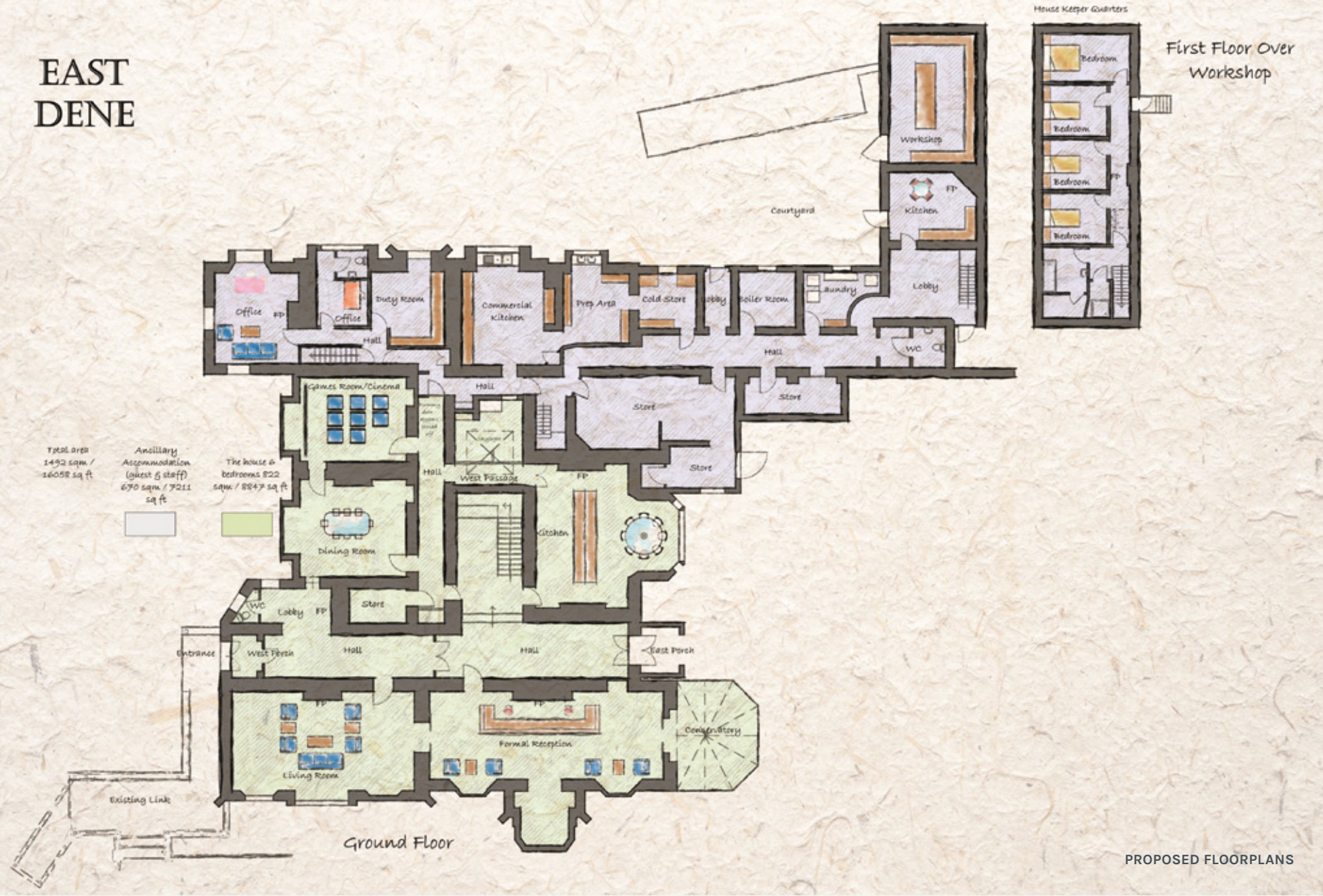
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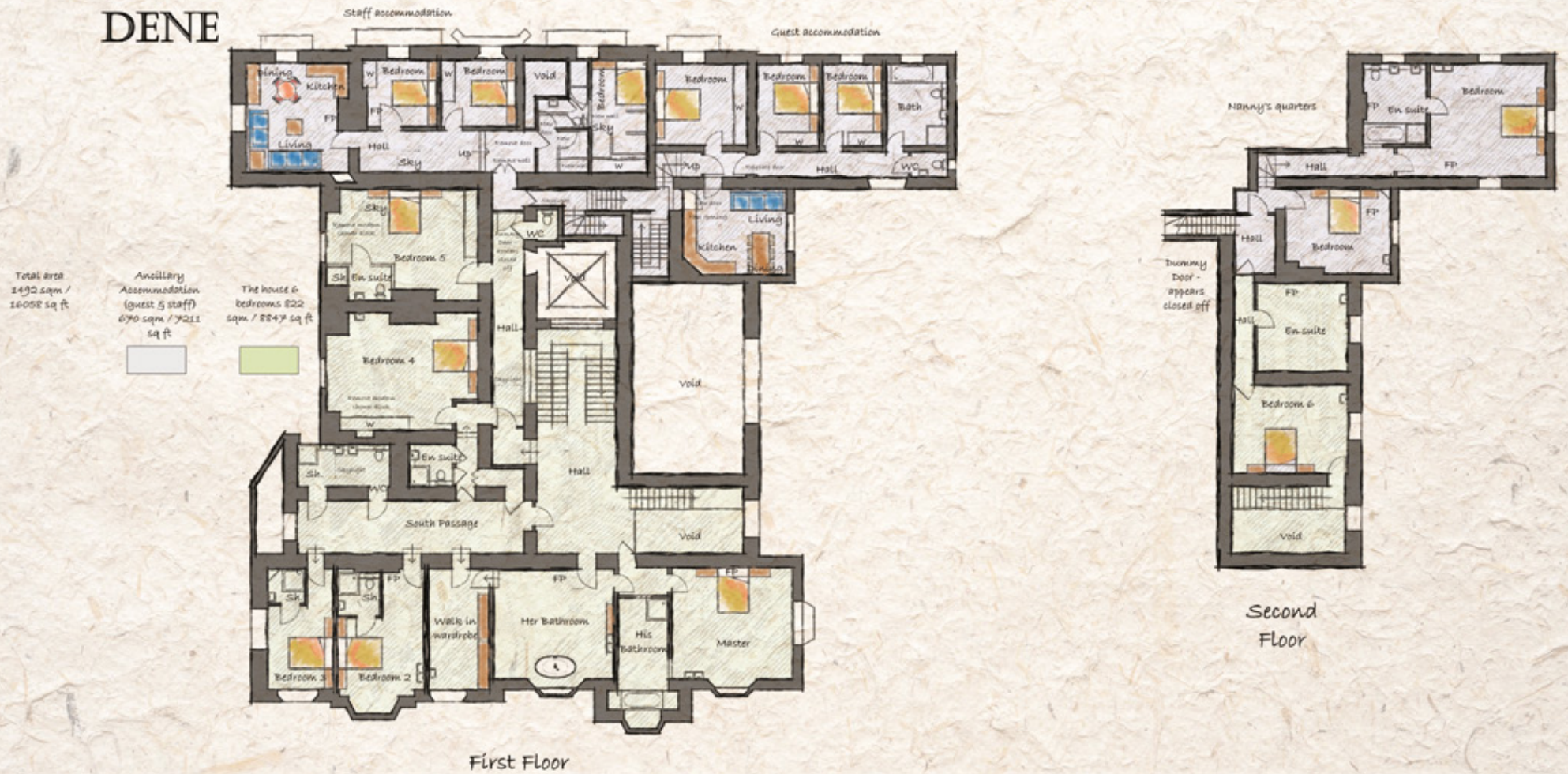


# EAST DENE



PROPOSED FLOORPLANS

# EAST DENE





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