

SPENCE WILLARD



Oakhaven, 22 Horestone Rise, Seaview, Isle of Wight, PO34 5DB

*A substantial and immaculately presented five-bedroom family home in an elevated position with Solent views, generous gardens, and extensive garaging, just a short walk from the beach.*

VIEWING

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Oakhaven is a striking and individual detached home, thoughtfully extended during its original build and now superbly well-appointed. Set within a generous plot with plenty of space and gardens as well as enviable sea views from its elevated position, the property backs onto a quiet bridle path offering direct access to the beach - just a 7-10 minute walk away. The house has been meticulously maintained by its original owner and presents a rare opportunity to acquire a spacious and versatile family residence in one of Seaview's most desirable locations.

Within walking distance is Seagrove Bay and Seaview village, with its Yacht Club, shops and restaurants, the property also benefits from direct access to the coastal path. Ryde town (approximately 3 miles) with its High speed passenger ferry and Hovercraft services to Portsmouth and Southsea also has a range of shops restaurants and the well-regarded Ryde School with Upper Chine.

**Accommodation**

**Entrance & Hallway**

A welcoming entrance with a comfortable covered porch and tiled flooring leads to a spacious hallway with a cloakroom/W.C. and large understairs cupboard.

**Sitting Room**

A well-proportioned space with a large picture window overlooking the front garden. Features include an Italian marble fireplace with inset gas fire and double doors connecting to the dining room.

**Dining Room**

Located at the rear of the house, this bright room has recently replaced sliding doors opening onto the garden terrace—ideal for outdoor dining and entertaining.

**Family Room / Bedroom 5**

A versatile room with garden views, currently used as a snug but equally suited to use as a ground floor bedroom. Subject to necessary consents, there is potential to link this room to the adjacent boat store for further accommodation / downstairs shower room or annexe space.

**Kitchen**

The smart kitchen has recently had handcrafted Corian worktops and a Corian breakfast bar added. Appliances include a four-ring ceramic hob, mid-level Hotpoint oven and grill, full-height fridge, and semi-integrated Miele dishwasher. Tiled flooring and garden views complete the space.

**Utility Room**

An excellent additional space with tiled floors and walls, stainless steel sink with mixer tap, space for washing machine and tumble dryer, and a cupboard housing the hot water tank. Wall-mounted Worcester gas boiler.

**First Floor**

Stairs rise to a bright galleried landing offering superb views across The Solent to Portsmouth.

The first floor comprises four double bedrooms;

#### Principal Bedroom

With ensuite shower room, built-in wardrobes, and views to the The Solent and of No-Mans Fort.

#### Bedroom 2

Also features built-in storage and direct access to a glorious south-facing balcony that runs the width of the property.

#### Bedrooms 3 & 4

Both doubles, with built-in wardrobes and pleasant outlooks over the garden and fields beyond. One currently used as an office.

#### Family Bathroom

Well-appointed and spacious with bath, separate shower, W.C. and tiled walls.

#### Outside

The gardens at Oakhaven are attractive and offer relatively low maintenance with mature hedging on the boundary and largely laid to lawn. A well-established privet hedge provides excellent privacy and a south-facing terrace at the rear offers the perfect spot for outdoor dining.

Parking is particularly generous, with two separate driveways. The main driveway leads to an integrated double garage with an automated roller door, while the secondary driveway gives access to a large boat store/workshop—a rare and valuable addition that provides further storage, garaging, or hobby space. A gate at the rear of the garden opens directly onto a bridle path that leads to the beach!

#### Service

Mains electricity, water, gas and drainage. Heating is provided by a newly replaced Worcester Gas fired boiler, located in the utility room and delivered via radiators. The electrical consumer unit has been replaced with the most up-to-date and compliant system (Aug 2025) and the boiler recently serviced. The garage doors have recently been replaced with new automatic remote operated roller doors.

#### Tenure

The property is offered freehold

#### EPC Rating

D

#### Council Tax

Band F

#### Postcode

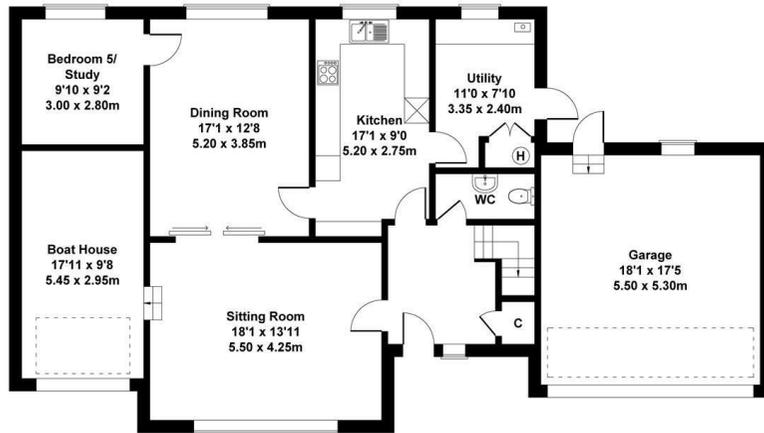
PO34 5DB

#### Viewings

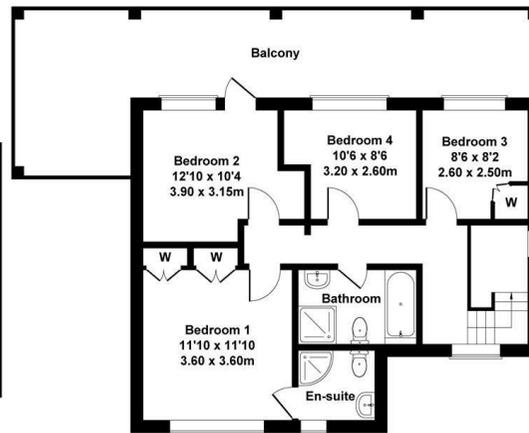
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



**22 Horestone Rise**  
 Approximate Gross Internal Area  
 2164 sq ft - 201 sq m

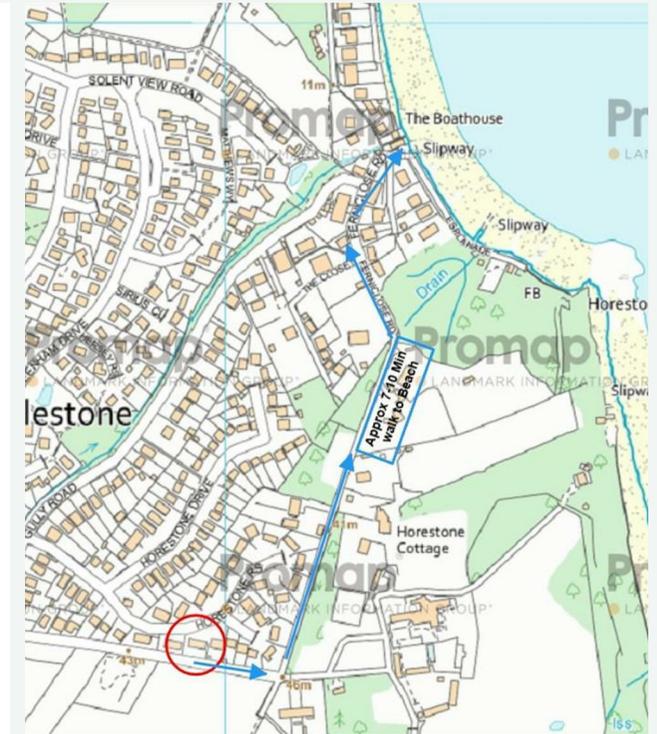


GROUND FLOOR



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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