

# Beachwood

QUARR ROAD | QUARR | ISLE OF WIGHT

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SPENCE  
WILLARD

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# Beachwood

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## *A simply stunning coastal retreat*

Beachwood presents a unique opportunity to own the ultimate lifestyle home in an exceptionally private setting amongst ancient woodland by the sea, enjoying wonderful views from all principal rooms. Benefitting from a swimming pool, sauna, gym as well as its own private beach, and grounds extending to approximately 6.2 acres

ENTRANCE HALL | LARGE OPEN PLAN RECEPTION ROOM WITH LARGE DINING AREA OPENING TO THE TERRACE  
KITCHEN BREAKFAST ROOM | UTILITY ROOM | STUDY

PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM, BATHROOM & SEPARATE SHOWER ROOM  
THREE FURTHER BEDROOMS (TWO EN-SUITE) | FAMILY BATHROOM

MEDIA ROOM | STUDY/TOWER ROOM | ATTIC ROOMS/STORAGE

MATURE GARDENS AND GROUNDS OF ABOUT 6.2 ACRES, INCLUDING PRIVATE BEACH | TERRACE  
DOUBLE GARAGE WITH BEDROOM AND SHOWER ROOM | SAUNA | GYM | POOL WITH ADJACENT POOL HOUSE

VIEWING:

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01983 200880  
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# 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 and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. The Island provides a wonderful environment for an array of outdoor pursuits. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old; as well as this there are 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.

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. To the west of Bembridge, there is a small private aerodrome and Southampton Airport is also within easy reach on the mainland. The Island is an international sailing mecca with many events throughout the season, the most famous being Cowes Week. In addition, there are many premier yacht and sailing clubs including the nearby Royal Victoria Sailing Club.

## The Locality

Quarr is a sought-after coastal location on the northern coast of the island, enjoying easy access to many mainland connections. The nearby village of Binstead provides a village pub and useful corner shop and Post Office, whilst a short distance away the town of Ryde provides a wider arrange of amenities including shops, restaurants such as the renowned RT Café Grill, cafés and Ryde School with Upper Chine, a well-regarded independent school serving ages 2-18.



## The Property

This architecturally designed home was built and completed by the owner in 2010 to a high standard making the most of its private, woodland setting and wonderful views of The Solent.

The property has undergone enhancements in recent years to extend the principal suite and dining area. There have also been upgrades to the swimming pool and pool house, along with the creation of a woodland walk from the house to the shore, where the new gym and sauna are located, making this house the ultimate in lifestyle and wellness by the sea.

The property occupies an exceptionally private setting that provides a level of seclusion that is rarely found in the south of England. The private beach offers access via sea with ease, and an overall package that presents a truly unique opportunity.



## Accommodation

Approached from a tree-lined driveway with secure, gated entrance opening to a spacious gravel driveway and parking area. The front lawn is lined with a picket fence and a gate leads you to a veranda with front door opening to double height entrance hall. Double doors open to the impressive open plan living dining area with doors opening to the rear terrace and providing views over the garden and to The Solent – an ideal entertaining space. Doors from here lead to: a sitting room with open fire; an octagonal shaped study with sea views; and, the kitchen which is fitted with premium appliances including range cooker and American-style fridge-freezer. Adjacent to which is a utility space with independent side access to the kitchen garden.

There is an impressive principal suite to the first floor with dressing room, en-suite bathroom and an additional shower room, enjoying stunning views across the private garden, beach and the Hampshire Coastline in the distance. There are three further bedrooms, two of which have en-suite facilities, as well as a family bathroom.

Staircases rise to the second floor, one to the tower room study, a unique room, octagonal in shape and largely glazed with an elevated 360° panorama over the grounds, to The Solent and beyond. A separate staircase takes you to the media room and attic space that could suit a number of uses.

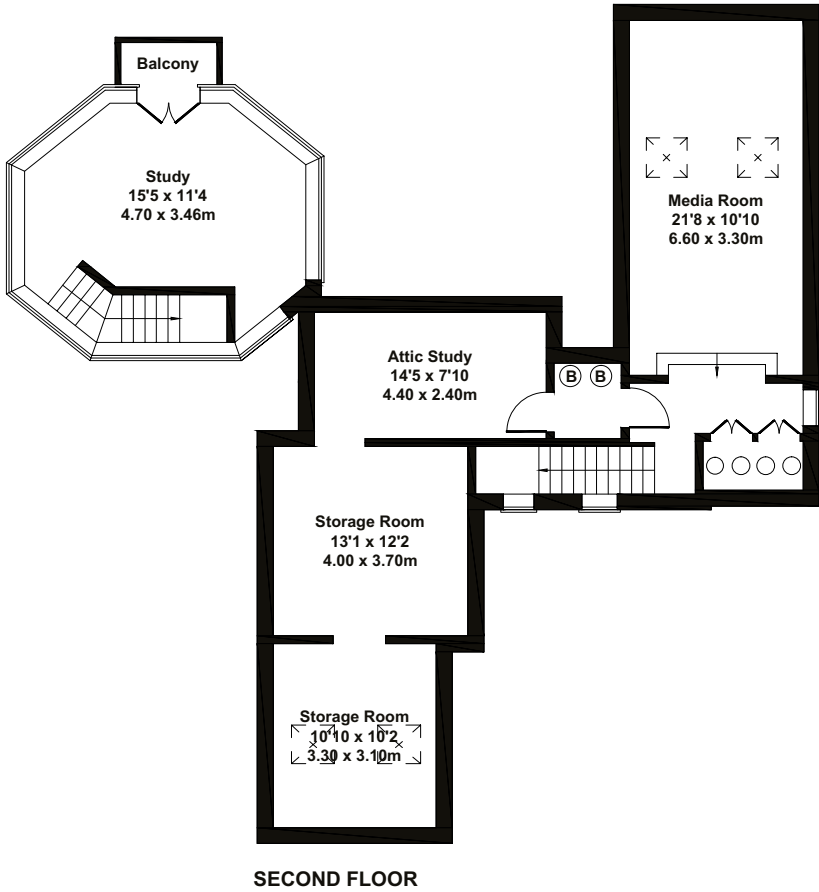
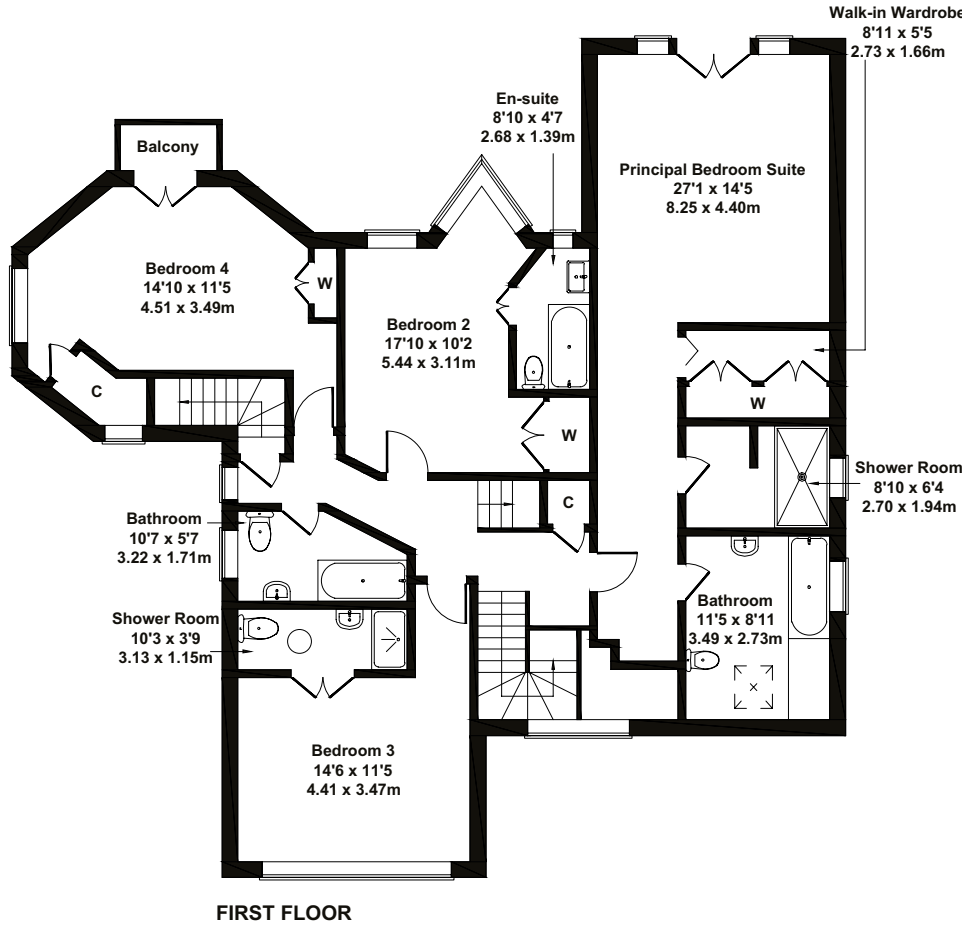
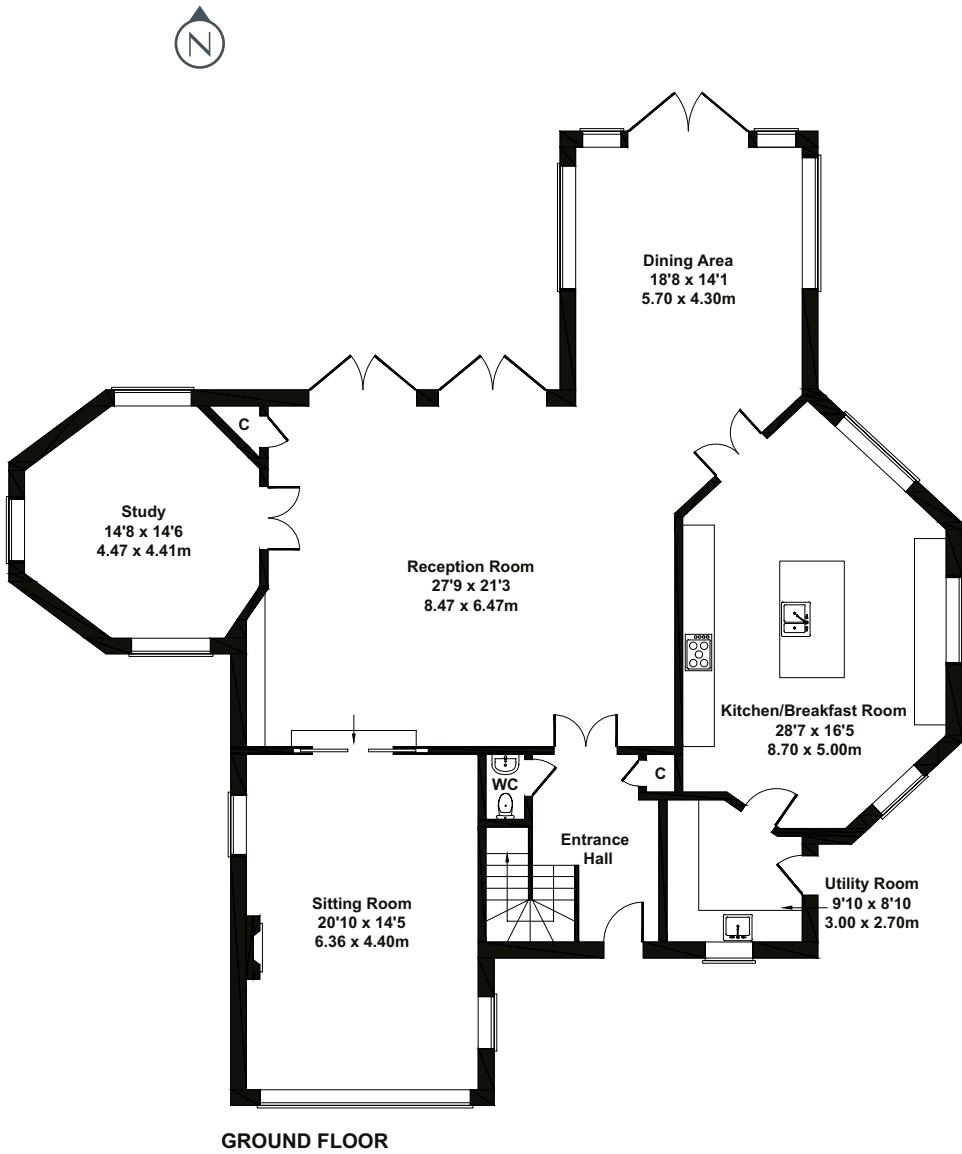
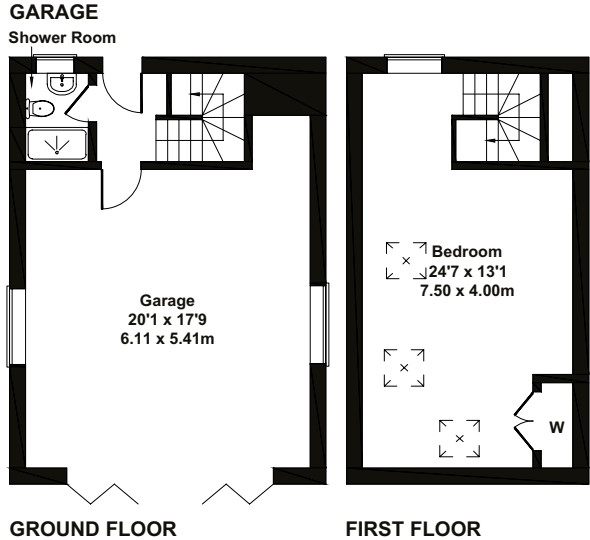
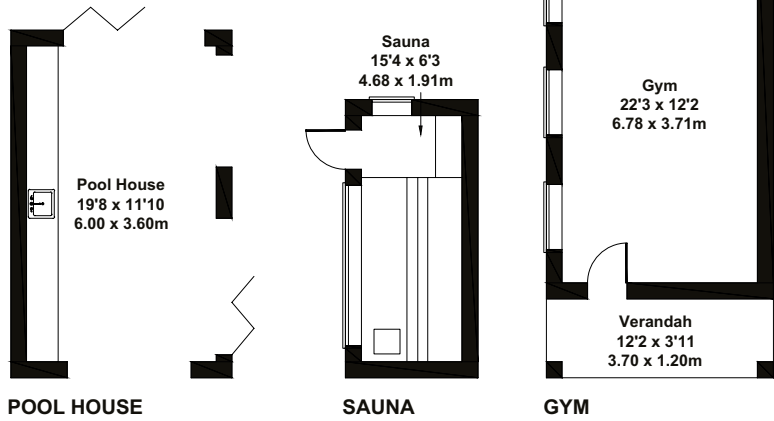




BEACHWOOD

Approximate Gross Internal Area:  
5802 sq ft / 539 sq m

For illustrative purposes only - Not to scale





## The Grounds

A tree-lined driveway leads to a secure gated entrance opening to a gravel driveway and turning area. There is a front garden largely laid to lawn as well as kitchen garden between the house and the double garage, an extremely useful space served by power and water. Part of the space is used as a laundry, whilst there is a shower room with WC and to the first floor a bedroom/living area, which would work well as overflow or staff accommodation.

To the rear of the property is a sizeable terrace with steps down to the lawn with infinity pool and adjacent pool house, (with power and water), which has been recently fitted with a kitchen and integrated appliances, making an ideal hosting space.

There is a newly created pathway meandering through the woodland to the shore where there is an expansive terrace overlooking the private beach, an ideal space to take in the sunshine and scenery. The sauna and separate gym are located on the woodland path, making the property an ideal space to refresh and focus on wellness.

The grounds extend to approximately 6.2 acres, including ownership of the beach to the mean low water mark. The vendor has explored plans for a scheme to create a sizeable room by the beach terrace which would serve as a welcoming reception space for those arriving directly by boat and would provide unrivalled and uninterrupted sea views.







## General Information

**SERVICES** Mains water, electricity, gas. Gas fired central heating. Private drainage. Oil fired boiler heats the swimming pool. CCTV.

**POST CODE** PO33 4EL

**COUNCIL TAX** Band G

**TENURE** Freehold

**EPC Rating** C

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

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