

Standen House

BLACKWATER ROAD | NEWPORT | ISLE OF WIGHT



SPENCE
WILLARD



Standen House

BLACKWATER ROAD, NEWPORT, ISLE OF WIGHT

An exceptional Grade II-listed Georgian country house with a superb range of outbuildings, set in 19 acres enjoying far-reaching views across the surrounding countryside*

Main House

ENTRANCE HALL | DRAWING ROOM | BALLROOM | DINING ROOM | CLOAK ROOM
KITCHEN WITH PANTRY AND LARDER | WINE CELLAR | THE OLD KITCHEN | ESTATE OFFICE
STORE ROOM/OLD LARDER | GAME LARDER | W/C | BUTLER PANTRY

8 BEDROOMS (FOUR EN-SUITE) ARRANGED ACROSS THE FIRST AND SECOND FLOORS
2 BEDROOM ANNEXE | VARIOUS ATTIC ROOMS

Outbuildings

LARGELY CENTRED AROUND A COBBLED COURTYARD AN ARRAY OF TRADITIONAL BUILDINGS
GARDEN COTTAGE (PARTIALLY REFURBISHED TWO STOREY COTTAGE) | TRADITIONAL GARDEN STORES
TITHE BARN | STABLES | FORMER COACH HOUSE | GARAGING | VARIOUS FURTHER BRICK AND STONE BUILDINGS

GARDENS AND GROUNDS IN ALL ABOUT FOUR ACRES INCLUDING WALLED GARDEN WITH GREENHOUSE
FORMAL FRONT LAWN WITH HA-HA | WOODLAND AREA | APPROXIMATELY 15 ACRES OF PASTURELAND

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Situation

Standen House occupies a particularly attractive position centrally located on the island within undulating countryside and with a southerly outlook over surrounding downland. The setting offers a high degree of privacy and seclusion, while remaining conveniently accessible.

The county town of Newport lies approximately one mile to the north and provides a comprehensive range of amenities including shops and restaurants whilst numerous coastal towns such as Cowes, Yarmouth, Seaview and Bembridge are all within around a 35 minute drive.

History

Standen House has a rich and varied history, with the site dating back to before the Norman Conquest and recorded in the Domesday Book with parts of the house from the Jacobean era. Legend has it that William Shakespeare may have stayed here in 1610 and written sections of 'The Tempest' in the oak panelled bedroom.

In 1716 the property was bought by the banker, Henry Roberts. He transformed it into an early Georgian gentlemen's residence when the principal façade and many of the architectural features were introduced. Subsequent additions were made in later periods, contributing to the house's character and evolution.

In 1876 the estate came into the possession of Charles Seeley, M.P. and then passed on to Lieutenant Colonel Sir Claude Vere Hobart, a grandson of the Earl of Buckinghamshire in 1911. Since 1955 the house and estate have been a family home.



The Isle of Wight

The island offers a rare blend of coastal beauty, relaxed living, and understated luxury just off England's south coast. Known for its unspoilt landscapes, the island boasts rolling countryside, dramatic cliffs, coves and sandy beaches, all within easy reach. The Isle of Wight is well regarded for its sailing, water sports and outdoor pursuits, with Cowes and its internationally renowned regatta within easy reach.

Beyond its natural charm, it has a thriving food scene, boutique shops, sailing culture, and a calendar of high-profile events, making it feel both exclusive and vibrant. With a slower pace of life and a strong sense of community, the Isle of Wight provides an exceptional setting for those seeking privacy, space, and a refined coastal lifestyle away from the mainland's intensity.

Travel & Accessibility

Despite its island setting, the Isle of Wight is remarkably accessible from the UK mainland. Regular ferry and high-speed passenger services connect it to the south coast in as little as 10 minutes, with key routes from Portsmouth, Southampton, and Lymington. From London, the journey is straightforward—typically around two hours door-to-door via train and ferry—making weekend escapes or regular commuting entirely feasible. This seamless connectivity allows residents to enjoy the tranquillity of island life without sacrificing access to the capital and major transport links.





Description

Standen House is a distinguished and elegant Georgian house, with earlier origins, offering, well-balanced and classically proportioned accommodation extending to over 9,000 sq ft. In addition there are a diverse range of stone and brick period outbuildings, delightful gardens and grounds including a walled garden, paddocks and mature woodland.

The property has been carefully maintained over many years and retains a remarkable array of original features, reflecting its architectural and historic significance.

The house is approached via a private driveway, arriving at a formal entrance with a classical portico. Internally, the accommodation is arranged over three principal floors and retains a wealth of period detail, including a fine oak staircase, sash windows, fireplaces, flagstone flooring and decorative cornicing.

GROUND FLOOR

The impressive entrance hall with high ceiling, flagstone flooring and full height window enjoying panoramic views towards Gatcombe provides access to the series of well-proportioned reception rooms, ideally suited to both formal entertaining and family living. At the front of the house are the drawing room and a particularly impressive second reception room known as 'The Ballroom.' Both feature excellent proportions, an abundance of natural light, and impressive fireplaces, all while benefiting from wonderful westerly views.

The formal dining room has a large open fireplace with marble surround and triple full height sash windows, one of which opens as a door onto the secluded rear courtyard terrace.

The kitchen retains a traditional character and is supported by a range of ancillary rooms, including pantry, cellar, stores, the old kitchen and an estate office.

FIRST AND SECOND FLOORS

The upper floors offer extensive accommodation, with 8 bedrooms arranged across the first and second levels, plus additional attic rooms. On the northern side of the house, a 2-bedroom annexe provides an ideal space for staff or extended family. The layout offers considerable flexibility, with a number of rooms capable of alternative uses such as studies, dressing rooms or additional reception space. Bathrooms are well distributed, with a combination of family and en suite facilities.

Overall, the house combines architectural significance with practical living space, suitable for both family occupation and wider use. Having been in the same family ownership since the 1950's it now requires modernisation but provides a rare opportunity to acquire one of the island's architectural gems.





Outbuildings

There is a superb and extensive range of traditional outbuildings to the north of the house partially arranged around a cobbled courtyard. These include Garden Cottage, a charming partially refurbished two storey period cottage with adjacent traditional garden stores all fronting the walled garden. In addition there is an impressive tithe barn, a range of stables, a former coach house, garaging and various other brick and stone buildings that provide useful ancillary accommodation and offer further potential for alternative uses, including residential or leisure purposes, subject to the necessary planning and listed building consents.

Gardens & Grounds

Standen House is set within approximately 19 acres of gardens and grounds, which form an integral part of the property's appeal.

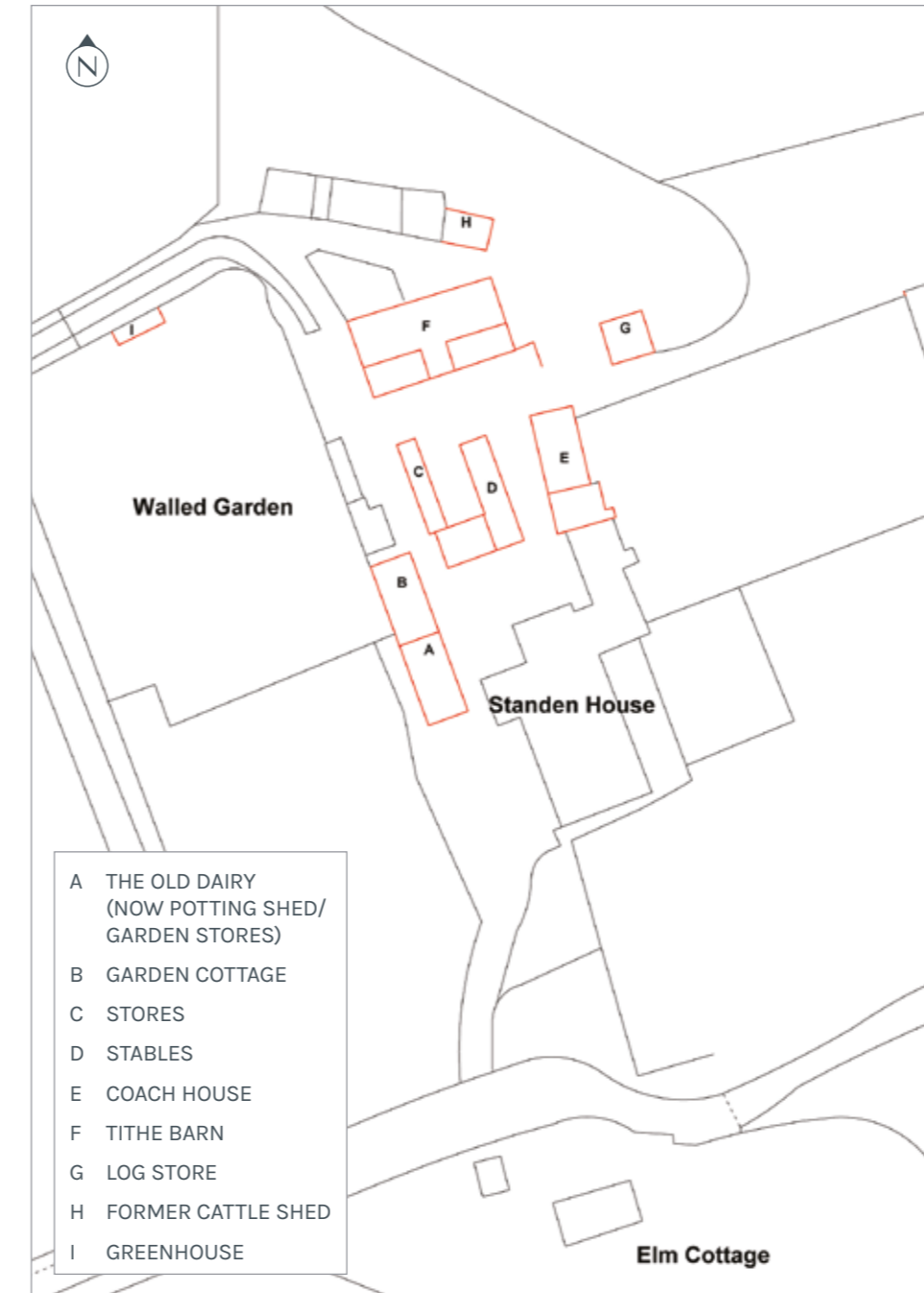
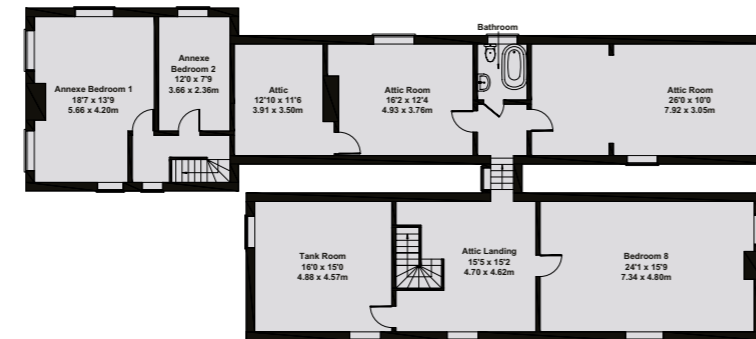
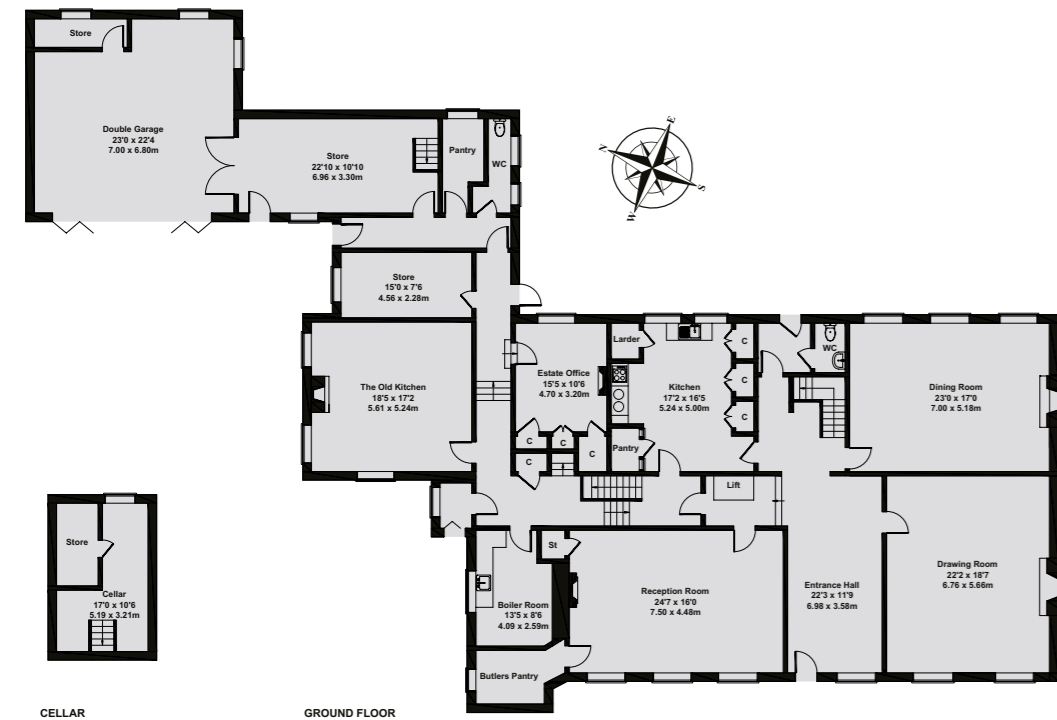
Immediately surrounding the house are formal gardens interspersed with mature trees, established borders and hedging. A particularly notable feature is the 18th-century walled kitchen garden, which provides a productive and sheltered space with a variety of planting.

Beyond the formal gardens lie pastureland extending to around 15 acres in addition to areas of woodland, creating a varied and attractive landscape. The grounds enjoy a high degree of privacy and provide direct access to surrounding countryside via a footpath that leads along the drive onto St George's Down.

STANDEN HOUSE

Approximate Gross Internal Area:
9,860 sq ft - 916 sq m

For illustrative purposes only - Not to scale



General Remarks

SERVICES Mains water and electric. Oil-fired central heating & electric heating (in part). Private drainage system. The electrics have been partially upgraded in recent years.

TENURE Freehold. A local farmer occupies the three paddocks at Standen House under a formal 12 month Grazing License at a consideration of £500 per annum.

LOCAL AUTHORITY Isle of Wight Council

PLANNING /LISTED STATUS Historic England entries listing parts of the property exist:

- Standen House – Grade II* Listed – Entry Number 1209182
- Dairy Cottage – Grade II Listed – Entry Number 1209183
- Barn at Standen House – Grade II Listed – Entry Number 1292779

POSTCODE PO30 3BD

ACCESS Standen House is accessed from the public highway (A3020) along a privately owned driveway leading to both Standen House & Elm Cottage. A spur off the driveway provides access to the south for the farm buildings.

COUNCIL TAX Band G

EPC Exempt

SPORTING, TIMBER & MINERAL RIGHTS All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

FIXTURES & FITTINGS To be agreed between the parties and confirmed by written inventory. The written inventory will be the sole arbiter of what is included in the sale whether or not items are referred to or photographed within these particulars.

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

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