



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

28, College Road

Newport, Isle of Wight PO30 1HB



£495,000
FREEHOLD



Conveniently situated in sought-after College Road, this beautifully presented detached family home offers open-plan living, three bedrooms, two bathrooms, energy-efficient upgrades, a garden room, generous garden and driveway parking.

- Beautifully modernised three-bedroom period home
- Bi-fold doors connecting to the garden
- Ground floor shower room and first-floor family bathroom
- Electric vehicle charging point installed
- Local amenities and excellent travel links nearby
- Impressive open-plan kitchen/dining/snug space
- Characterful wood-burning stoves in both reception rooms
- Solar panels and Tesla Powerwall for energy efficiency
- Convenient, sought-after location close to schools
- Plenty of countryside walks on the doorstep

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a highly convenient position in popular Shide, 28 College Road is a beautifully presented family home that successfully combines period character with contemporary styling and modern efficiency. Extensively updated, including a brand new roof, the property offers a versatile layout perfectly suited to modern family life, with two reception rooms, an impressive open-plan kitchen-dining space, a ground floor shower room and three well-proportioned bedrooms plus a family bathroom on the first floor. Outside, the rear garden enjoys a sunny aspect with a substantial detached garden cabin offering further flexibility, while practical efficiency enhancements including recent installation of solar panels, Tesla Powerwall battery storage and an electric vehicle charging point further elevate this exceptional home.

With all the conveniences of Newport town within easy walking distance, 28 College Road is perfectly placed on the outskirts of the town, offering a wide range of amenities including a variety of shops, a cinema complex, restaurants, cafés and leisure facilities. Multiple schools at both primary and secondary level are within walking distance, making this an ideal location for families, whilst the Southern Vectis bus station provides an extensive network of routes across the Island. Newport's central location ensures easy access to all corners of the Isle of Wight, from the beautiful beaches and dramatic coastline of the West Wight to the sailing centres of Cowes and East Cowes. Mainland travel links are conveniently located within approximately fifteen minutes by car, including the Wightlink car ferry from Fishbourne to Portsmouth, the Red Funnel vehicle ferry from East Cowes to Southampton and the high-speed Red Jet passenger service from Cowes to Southampton.

Welcome to 28 College Road

Approached via a smart block-paved frontage, the property immediately impresses with its attractive red-brick façade and characterful arched entrance. A modern front door opens into a welcoming entrance hall where neutral décor, crisp white joinery and plush carpeting create an inviting first impression. The accommodation flows effortlessly from here, offering a superb balance of traditional reception rooms and open-plan family living.

Entrance Hall

The entrance hall is bright and welcoming, providing access to the principal ground floor accommodation and staircase to the first floor. Soft neutral tones and quality finishes establish the standard found throughout the home.

Living Room

Located to the front of the property, the living room is a wonderfully comfortable space centred around an attractive chimney breast with a wood-burning stove. A large bay window draws in fabulous natural light, while built-in display alcoves and contemporary décor create a stylish yet relaxing environment. This is an ideal room for quieter evenings and formal entertaining alike.

Snug

The snug offers a highly versatile second reception room and forms part of the open plan heart of the home. Currently arranged as a family room and playroom, this generous space features a striking blue feature wall, a second wood-burning stove and ample room for soft seating. Its open connection to the kitchen-dining area creates a sociable atmosphere whilst retaining the flexibility to be used as a home office, playroom or additional sitting room.



Kitchen/Diner

The impressive open-plan kitchen-dining room has been designed with modern living firmly in mind. Contemporary grey cabinetry is complemented by warm timber worktops and luxurious handcrafted V-laze enamel splashbacks, creating a stylish yet highly functional workspace. Dual aspect glazing fills the kitchen with natural light, and the substantial breakfast bar provides casual dining and social seating, whilst extensive storage and preparation areas cater perfectly to family requirements.

The dining area comfortably accommodates a large table and enjoys an abundance of natural light from a rooflight and expansive glazing. Bi-fold doors open directly onto the rear terrace, seamlessly linking indoor and outdoor living spaces and creating an exceptional setting for entertaining throughout the warmer months.

Inner Lobby

Connecting the kitchen/diner with the rear of the property with a door leading to the side aspect, creating the perfect place for coats and shoes, the inner lobby also provides access to the ground floor shower room. This practical space also enhances the flow of the ground floor accommodation.

Ground Floor Shower Room

Beautifully presented and thoughtfully designed, the shower room features contemporary sanitaryware, a walk-in shower enclosure, vanity wash basin and WC. Patterned flooring adds character, whilst the layout provides excellent practicality for busy family life and visiting guests.

First-Floor Landing

The characterful turning staircase leads to the first-floor landing, which provides access to all three bedrooms, the family bathroom, and to the loft, which has been part boarded to offer extra useful storage space. A side window allows natural light to filter into the space, enhancing the bright and airy feel.

Bedroom One

Positioned to the front of the property, the principal bedroom is a generously proportioned double room enjoying pleasant views across the surrounding rooftops towards St George's Down. The room offers ample space for freestanding bedroom furniture and benefits from a peaceful outlook.

Bedroom Two

A further spacious double bedroom overlooking the rear garden, offering comfortable accommodation for family members or guests. The room enjoys good natural light, generous floor space and a built-in wardrobe.

Bedroom Three

A well-proportioned single bedroom which would serve equally well as a nursery, child's bedroom, dressing room or home office, depending on individual requirements.

Family Bathroom

Completing the first-floor accommodation, the family bathroom is fitted with a modern suite comprising a panelled bath, contemporary vanity basin and matching WC and a generous separate shower. Finished in neutral tones, the room provides a practical and comfortable family facility.



Outside

To the front, a block paved driveway creates a welcoming first impression and provides plenty of private parking. The driveway extends to the side of the house, with the benefit of an EV car charger, and connects to the rear garden via a secure gate.

The rear garden has been thoughtfully arranged to complement the lifestyle offered by the house. Immediately outside the bi-fold doors is a generous slate effect porcelain terrace providing an ideal setting for outdoor dining and entertaining. Beyond lies a level lawn bordered by mature planting, creating a pleasant family-friendly environment.

Garden Room

To the rear of the garden sits a substantial detached timber cabin which offers excellent versatility. The space is well insulated, comes complete with power and lighting, a window overlooking the garden and is finished internally to a very high standard. Suitable as a home office, hobby room, gym or garden retreat, it provides valuable additional space separate from the main house.

Garden Store

Linked to the garden room via covered veranda, the garden store provides a fantastic amount of additional storage space, and benefits from power and lighting.

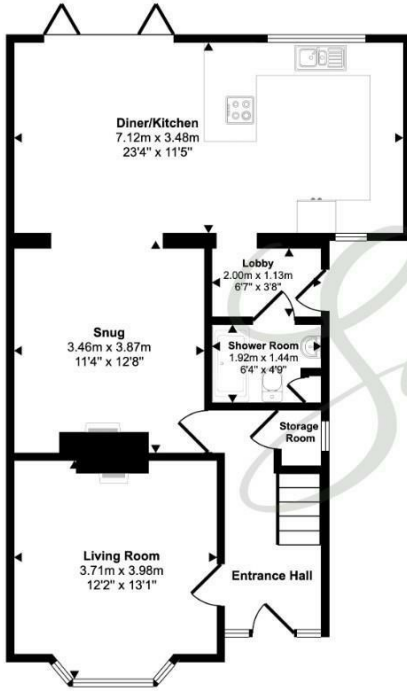
Beautifully combining period character with contemporary family living, 28 College Road offers spacious and versatile accommodation in an exceptionally convenient location. From the cosy reception rooms with wood-burning stoves to the stunning open-plan kitchen-dining space and practical modern enhancements, this is a home perfectly suited to modern family life. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

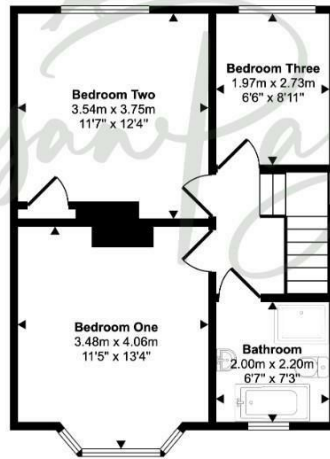
Tenure: Freehold | Council Tax Band: D (Approx £2685.26 for 2026/27) | Services: Mains water, gas, electricity and drainage, plus: 6kw solar, 13.5kwh Tesla Powerwall, EV car charger.



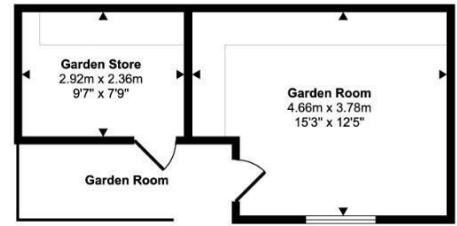
Approx Gross Internal Area
135 sq m / 1448 sq ft



Ground Floor
Approx 68 sq m / 731 sq ft

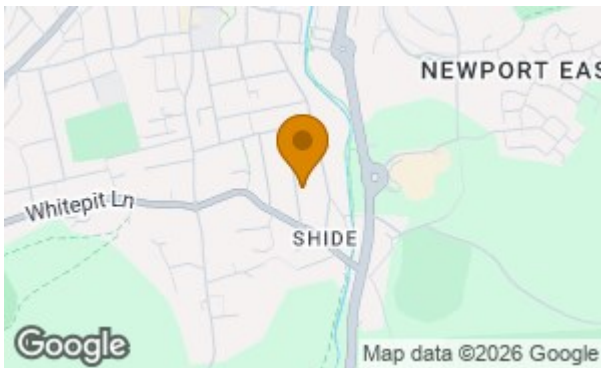


First Floor
Approx 43 sq m / 463 sq ft



Outbuildings
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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