



TREE TOPS
HAZELMOUNT Paddock, QUARR

spence
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A UNIQUE FAMILY HOME WITH SUPERB ARCHITECTURAL DESIGN AND AN ARRAY OF MODERN FEATURES, PLEASANTLY SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO COASTAL PATHS AND MATURE WOODLAND.

Constructed in 1999 this well-appointed family home is full of interesting features and modern technology and materials which help provide a particularly spacious, very comfortable and attractive family home. The architect designed house boasts a vaulted ceiling in the lobby, office, sitting room, open plan living area and impressive gardens. On the ground floor a spa / sun room consisting of Jacuzzi, sauna, shower room and its own access via the garden could be easily converted into a self-contained annexe. Tree Tops high quality build incorporates timber double glazed doors and windows, contemporary column radiators, a mix of wood and natural stone floor, zoned LED lighting and integrated speakers system inside and out. Arranged over two floors the four bedroom accommodation is well-proportioned with pleasant outlook.



This sought after and secluded coastal area benefits from excellent walks and cycle routes directly from the property to both the beach and the countryside surrounding Quarr Abbey, yet is within easy access of mainland ferry connections and Ryde School. Situated well away from main roads the area attracts a range of wildlife and both the golf course at Ryde and the sailing club in Fishbourne can be accessed without going onto main roads.

Nearby Ryde has fast passenger ferries to Portsmouth and Southsea (about 15 minute crossings) and wide range of shops and restaurants, a marina, excellent beach as well as Ryde School. Tree Tops is readily accessible to the car ferry and the popular Royal Victoria Yacht Club at Fishbourne, together with the deep water moorings on Wootton Creek.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

A covered veranda houses a timber and glazed door which opens to;



ENTRANCE HALL

Vaulted ceilings with hand-carved stairway leading to first floor. Tiled flooring and under stair cupboard.

OFFICE

A substantial study with built in desks, power supply and integrated speaker system.

SITTING ROOM

A well-proportioned room with brick fireplace with gas fire inset upon natural slate hearth. Wood floors and panelled ceiling.

OPEN PLAN KITCHEN/BREAKFAST ROOM

This open plan family ce provides an excellent entertaining room within a 2011 extension and incorporates a well-equipped kitchen with natural granite worktops, integrated Neff induction hob with extractor over, stir fry Teppanyaki plate, Rangemaster wine cooler, double integrated oven and microwave. Space and plumbing for an American style fridge/freezer, 1.5 bowl Franke stainless steel sink and integrated dishwasher. Roof mounted Velux windows provide plenty of light over a dining and seating area and there is a wonderful garden outlook through three sets of double doors.

UTILITY ROOM

Further wall and under counter cupboard storage, dedicated entrance, electric consumer unit and meters and water filtration system.



SPA/SUNROOM

This versatile space could be utilised as an office, gym or converted into a self-contained annexe. In its current arrangement it provides an area for well-being and relaxation for the current owners with a Jacuzzi, shower room, Sauna and W.C.

FIRST FLOOR

A galleried landing offers views over the front garden and beyond. The first floor consists of four well-appointed double bedrooms all boasting excellent built in wardrobe storage, two of which have views of woodland to the front and two have access onto the rear balcony overlooking the garden and the special canopy of surrounding mature tree tops. The principal bedroom benefits from a large en-suite shower room with walk in shower, twin wash basins upon a vanity unit with natural stone top, heated towel rail and W.C. There is a further family bathroom consisting of vanity unit wash basin, shower, panelled bath, heated towel rail and W.C.

OUTSIDE

Tree Tops is set well back from the road and centrally within its own plot in a private development of only two houses. There is a large lawn to the front with a magnificent oak tree and views over mature woodland which is preserved as a sanctuary for birdlife. Parking is available for several cars on a block paved driveway with turning area which gives access to a large double garage and workshop with up-and-over doors and boat/trailer storage space behind, a vegetable area and various mature shrub beds. The rear garden is a particularly magical and idyllic spot and was specifically designed to provide a peaceful and private garden set against a backdrop of an array of well-established trees. The garden is largely decked with a diverse variety of well-stocked beds of shrubs and small trees ensuring it's a particularly low-maintenance space. An open barn structure to the rear provides a covered seating area with integrated speaker system, lighting and power sockets.

SERVICES: Mains electricity, water and drainage, heating is provided via gas fired boiler and delivered via radiators.

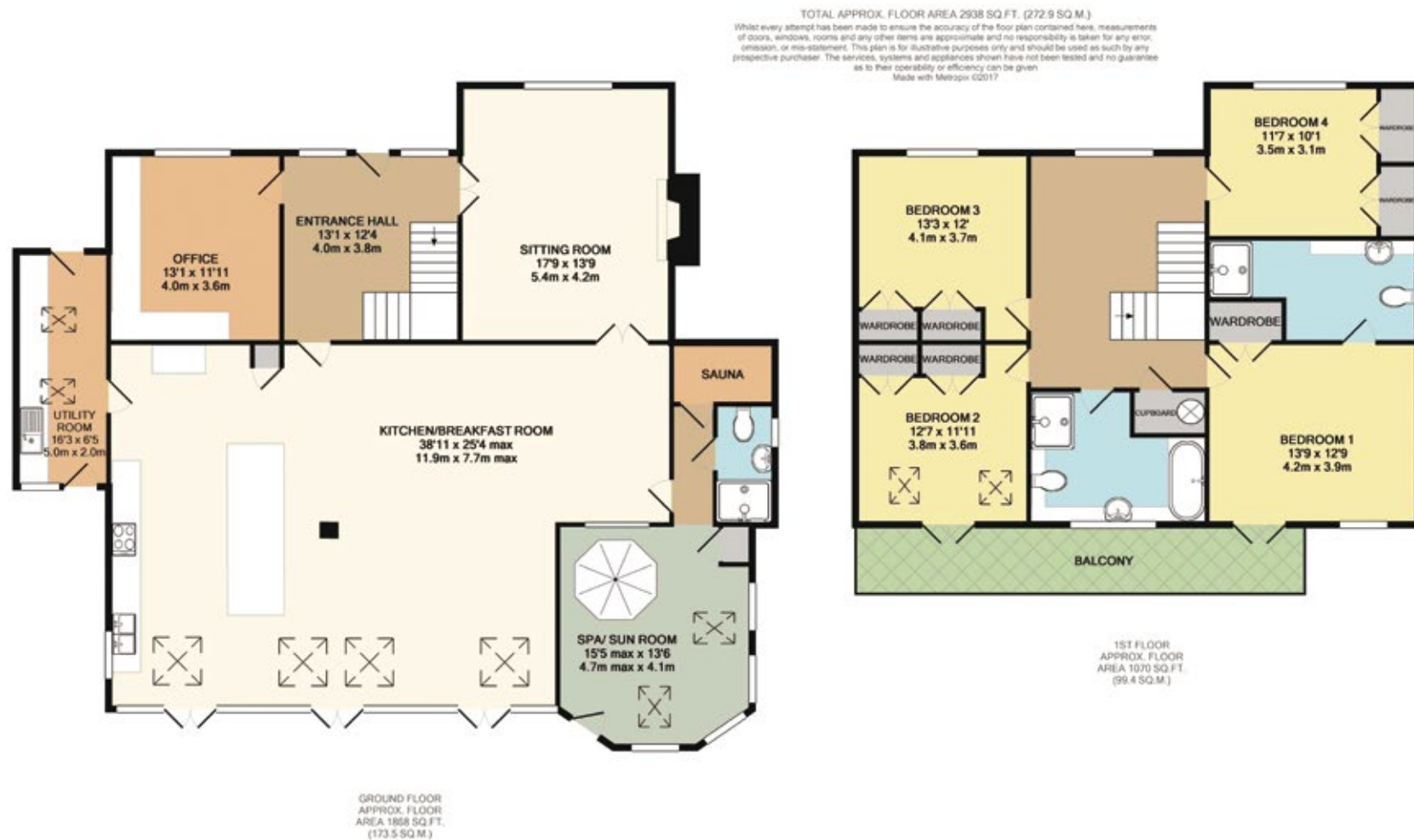
EPC: D

TENURE: Freehold

POST CODE: PO33 4HL

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents.





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