



Guide Price £650,000
5 QUARRY STONE CLOSE, BINSTED, PO33 3ET



AN EXCEPTIONAL HOME IN TRANQUIL GATED DEVELOPMENT!

Superbly presented DETACHED HOUSE with superb 'kerb appeal' and offering 'upside down' accommodation. The property comprises a fabulous open-plan arrangement of sitting room (with high vaulted ceiling and apex windows) opening to the stylish, spacious and bright kitchen/dining room. As well as 4 LARGE BEDROOMS and 3 bath/shower rooms (2 being en suite), there are 4 WCs plus a good sized utility room. There are many appealing features including the private, superbly landscaped gardens including lawned and decked terraced areas - perfect for al fresco dining/entertaining - as well as a TREE HOUSE, a superb SUMMER HOUSE (or ideal home office!) and HOT TUB! Further bonuses include gas central heating, owned solar panels, DRIVEWAY providing ample parking and leading to a substantial DOUBLE GARAGE. Located at the end of this elite development, close to local amenities, Ryde Golf Club, schools as well as a pleasant walk into Ryde town and down to the beautiful beaches. An internal viewing is essential to appreciate all that is on offer.

INTERESTING PROPERTY FACTS:

- * Set within gated community setting, superbly designed in New England clad style homes
- * Upvc double glazing throughout
- * Gas central heating
- * Solar panelled heating system - owned outright
- * Tenure: Freehold
- * Council Tax Band: F
- * Security system controlled by 4 external cameras

ACCOMMODATION:

Steps leading up to the wrap around balcony, and to the entrance double glazed door:

ENTRANCE LEVEL:

HALLWAY:

Spacious carpeted hallway with useful coat/boot cupboard. Doors to:

SITTING ROOM:

A superb dual aspect reception room with window to side and impressive full 'floor to ceiling' apex windows set within the vaulted ceiling and over-looking front garden. Feature fireplace with stone hearth, mantelpiece and inset gas fire. Radiator. Opening into:

OPEN PLAN LIVING ARRANGEMENT:

A superb arrangement of kitchen/dining room opening to sitting room, as follows:

KITCHEN/DINER:

Stylish fully fitted kitchen range including quality sleek white gloss fronted cupboard and drawer units with quality work surfaces over incorporating inset sink unit with grooved drainer. Integral appliances include dishwasher, tall fridge/freezer, eye level double oven, ceramic hob with extractor over. Recessed down lighters. Windows x 2 over-looking rear garden. Tiled flooring to the kitchen, with carpeting within the large dining area. Radiator. Side door leading to steps down to the rear garden.

BEDROOM 3:

Carpeted double bedroom with window to front. Radiator. Door to:

EN SUITE BATHROOM:

A luxurious white suite comprising bath with shower over, low level wc and wash hand basin. Heated towel rail. Fully tiled walls and floor. Obscured window to rear.

CLOAKROOM/WC:

Suite comprising wall-hung wash hand basin and w.c. Heated towel rail. Tiled flooring and obscured window to rear.

GROUND FLOOR HALLWAY:

Radiator. Deep walk-in airing cupboard/store housing Solar Panel controls, heating system and tank (linked to 16 roof mounted panels). Doors to:

UTILITY ROOM:

A range of floor units with counter top over and additional shelving. Space under and plumbing for washing machine and separate tumble dryer. Tiled flooring. Radiator. Inset sink unit. 'Vaillant' gas boiler and Solar Panelled water heating system.

MASTER BEDROOM:

A very generously proportioned double bedroom with attractive sash mechanised twin windows over-looking the front garden. Stylish range of full height easy glide, mirrored wardrobes internally shelved and railed. Carpeted. Radiators x 2.

BEDROOM 2:

A carpeted double bedroom with attractive sash window to front. Extensive range of full width fitted wardrobes - shelved and railed.

BEDROOM 4:

Another carpeted double bedroom with window to rear. Radiator. Deep walk-in wardrobe. Door to:

ENSUITE SHOWER ROOM:

Fully tiled room (flooring and walls) comprising modern white suite of shower cubicle, w.c. and wash hand basin with mirrored cabinet over. Heated towel rail.

FAMILY BATHROOM:

White suite comprising bath with shower over (and bi-fold screen), wash hand basin with mirrored vanity unit over, and w.c. Full tiling to floor and walls. Heated towel rail.

GARDENS:

The property is set within a very wide plot with wrap around gardens. The well established landscaped grounds include terraced areas - perfect for al fresco dining/barbecues - with the rest being mainly laid to lawn surrounded by fencing, hedging and mature shrub beds. Added attractive features include the pergola and arbour sheltered by climbing roses atop a decked seating area. Appealing tree house for the children! Well defined raised bed and small vegetable patch and useful gardeners' shed. SUMMER HOUSE/HOME OFFICE - a functional fully insulated outhouse with power, tilt & turn windows, heating and lighting - plus separate WC with wash basin. Gas boiler. Features twin patio style doors. Outside water tap.

PARKING and GARAGE:

18'8 x 14'10 (garage) (5.69m x 4.52m (garage))

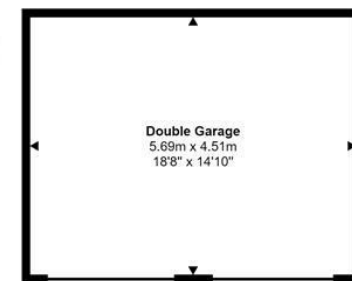
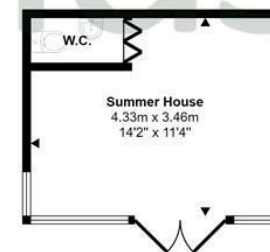
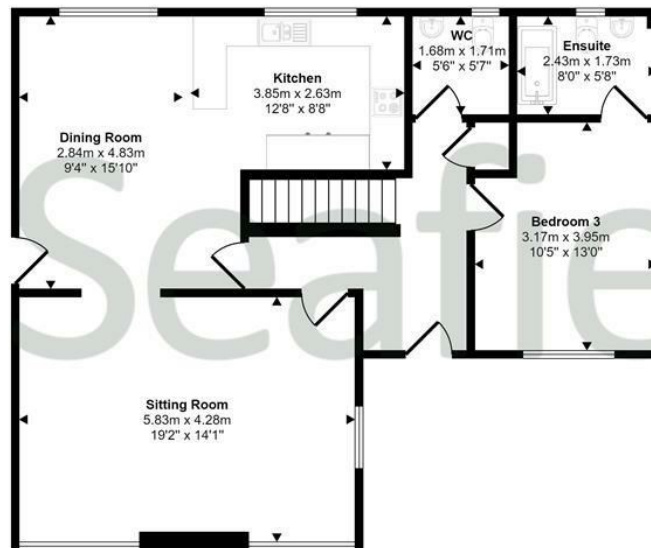
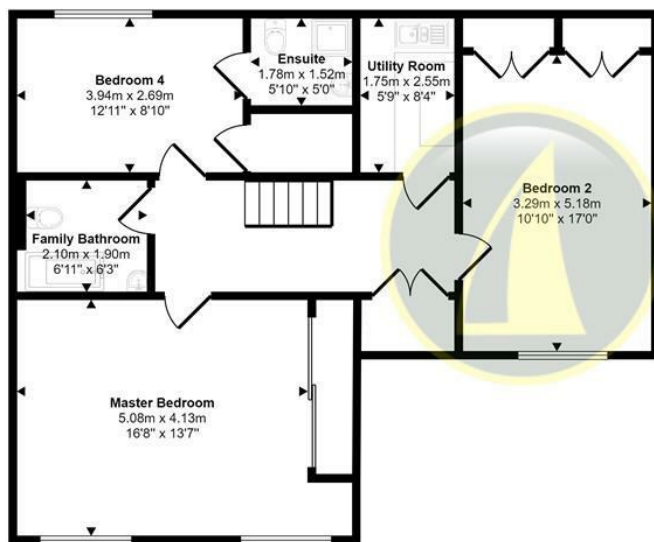
Expansive block paved driveway suitable for up to at least 6 cars and leading to the double garage.

DOUBLE GARAGE:

Substantial double garage with 2 x up and over doors. Vaulted open beams for additional storage. Range of worktops and shelving. Meter box for solar panel readings.

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. The details within are as a guide only and not to be taken as statements of fact. Seafields have not tested any appliances.



Approx Gross Internal Area
210 sq m / 2256 sq ft

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		

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		

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.

