



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE



# 2 Spencer Park

Ryde House Drive, Ryde, Isle of Wight PO33 3FF



Constructed to a high standard throughout, 2 Spencer Park will be a fabulous three-bedroom new-build luxury semi-detached home, set in an exclusive location between the fairways of Ryde Golf Club and an ancient coastal woodland.

- Brand new, high specification home
- Constructed by respected local builders
- Large, open plan living space
- Extremely sought-after location
- 10 Year LABC warranty
- Set between woodland and a golf course
- Generous plot size and driveway parking
- Easy walk to the town, schools and beaches
- Moments from fast mainland ferry links
- Reservations can be made immediately

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

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Spencer Park is a select development which makes the most of its tranquil surroundings, providing an exclusive number of new homes which all benefit from fabulous design, the finest build quality and luxurious contemporary finishes throughout.

Offering a perfect home for modern-day living, quality will be found throughout the property, with Cedral cladding, beautiful sash windows, underfloor heating, a contemporary kitchen with integrated appliances, luxurious bathrooms and a well-proportioned, spacious, open plan living space, which will open on to the generous enclosed rear garden.

Nestled between Ryde Golf Club and the ancient coastal woodland which overlooks the shore, and accessed via a private drive, the tranquil location is a fantastic balance of seclusion and convenience, with the local amenities of Ryde just a short leafy walk away. Ryde offers boutique shopping, high-speed mainland ferry links to Portsmouth, a supermarket and a superb choice of eateries, plus miles of expansive, spectacular sandy beaches and Ryde School is within walking distance. The 'Ladies Walk' woodland footpath passes Ryde Golf Club and leads to Binstead beach and on to the magnificent Quarr Abbey. The Fishbourne to Portsmouth car ferry service is only a short drive away and regular transport connections across the island are also within easy reach.

Accommodation will comprise of a welcoming entrance hall, cloakroom, spectacular open plan kitchen/diner/lounge and utility room on the ground floor, with a first-floor landing leading to a primary suite complete with en-suite and dressing room, two further bedrooms and a family bathroom. Outside, there is private driveway parking and the rear will be laid to lawn and come complete with a stone terrace.

### **Developers Specification**

#### **Exterior:**

Construction is a timber-framed shell, with Audley antique brick finish and Cedral cladding to the upper floor. The roof is pitched and ridged form clad in natural Mountazul slate. There are white sliding sash UPVC windows set within pre-cast stone plinths, the front door is in composite grey colour with brush chrome effect handles and the rear door is white composite with brush chrome handles. In the rear garden, there is terracing to the width of the house, extending 3 metres into the garden from the rear wall, and each property has a gravel access drive with parking for two cars.

#### **Interior:**

Timber stud partitioning walls with plaster board in dry line form with white emulsion finish, walls to kitchen are plaster and painted with upstand to kitchen worktop only, walls to bathroom and en-suite have a splash back to the wash basin and full tiling to the shower cubicle. Ground floor has a screeded floor finish with timber effect LVT flooring. These are found throughout the whole of the ground floor area, including the utility room and cloakroom. First floor in suspended timber with Weyrock and carpeting. Samples available at agents office. Internal doors are in four panel timber design painted white with brush chrome handles.

Kitchen is fitted according to Howdens catalogue with 'Clerkenwell' style as shown on layout plan with laminate worktop. White goods that are provided include induction hob, Lamona fan oven, integrated Lamona dishwasher and stainless steel extractor canopy. The utility room will include 'Clerkenwell' base units, single bowl stainless steel sink, space for washing machine and tumble dryer with Valiant gas combination boiler. Bathroom fittings will include low level WC, wash basin, bath with shower over, and the cloakroom will feature a low-level WC and wash basin.

All internal walls and ceilings will be provided with a white painted finish in Dulux or similar, all architraves, skirtings and timber work are to be painted in white Dulux or similar. The electrical layout is shown on layout plan as provided in white PVC, and the heating is gas-fired underfloor heating found on the ground floor and traditional panel radiators on the upper levels. Staircases have soft wood stringers and hard wood balustrades.

**Entrance Hall**

*extending to 13'4" (extending to 4.07m)*

**Cloakroom**

*6'4" x 3'10" (1.94m x 1.18m)*

**Kitchen/Diner/Lounge**

*32'6" x 13'1" (9.91m x 4.00m)*

**Utility Room**

*8'5" x 5'10" (2.59m x 1.78m)*

**First Floor Landing****Bedroom One**

*13'1" x 11'3" (4.00m x 3.45m)*

**Ensuite**

*8'11" x 3'9" (2.74m x 1.16m)*

**Dressing Room**

*8'6" x 5'10" (2.60m x 1.80m)*

**Bedroom Two**

*13'1" x 13'1" max (4.00m x 4.00m max)*

**Bedroom Three**

*8'5" x 8'4" (2.58m x 2.56m)*

**Bathroom**

*9'3" x 8'11" (2.83m x 2.74m)*

**In Summary**

2 Spencer Park offers an enviable opportunity to acquire a luxurious home, built to a high standard and with a character rarely found in new-construction homes, set in an idyllic and sought-after location. Viewing the site is highly recommended with the agent Susan Payne Property to truly appreciate the location.

**Additional Details**

Tenure: Freehold

Estate Charge: £686.32 per annum

Council Tax Band: TBC (Predicted E)

Services: Mains water, gas, electricity and drainage

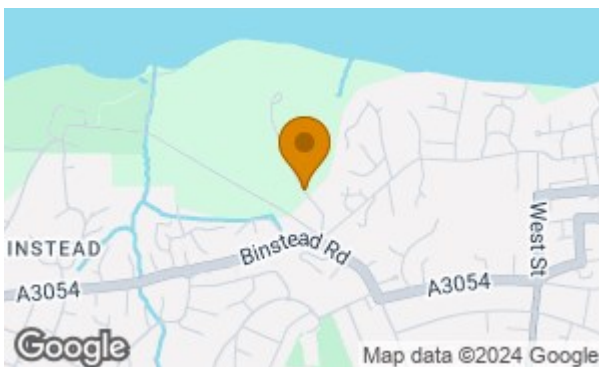
Internet: WightFibre and BT connections available


Car Chargers: Infrastructure wiring is to be provided for car chargers


\*Please note that due to the construction phase, some interior images may depict similar, neighbouring properties on-site.



Please note these floorplans are not to scale - for visual purposes only



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

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

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.