



# Wind in the Willows

1 Hazelwood Close, Ryde, PO33 2UP



Positioned on the outskirts of popular Ryde, this spacious five-bedroom home will appeal to those seeking plenty of indoor and outdoor space within a convenient yet peaceful location.

- Link-detached five-bedroom home
- Generous rear garden
- Garage with attic room providing huge potential
- Separate utility room with a cloakroom
- Driveway parking for up to two vehicles
- Offered for sale chain free
- Prime position on the peaceful outskirts of Ryde
- Two versatile reception rooms
- Modern, fully-equipped family bathroom
- Close to High Street, beaches & mainland travel links

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

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Offered for sale chain free, 1 Hazelwood Close has been lovingly occupied by the same family for 28 years and is now ready for a new family to appreciate its flexible accommodation, abundance of outside space, and excellent location.

Spacious and well-arranged, this wonderful property has been extended over the years and includes the creation of a versatile attic room above the garage; providing a fantastic opportunity to create a multi-functional, self-contained annexe with independent access. The accommodation is light and airy throughout with the ground floor boasting two versatile reception rooms comprising a formal dining room, and a spacious living room featuring a cosy log-burning stove and French doors connecting to the rear garden. The delightful garden views can also be enjoyed from a large kitchen which conveniently connects with a utility room, offering an entirely separate space for laundry-related tasks complete with a handy ground-floor cloakroom. With elevated garden views from the rear elevation, the first floor provides four double bedrooms, a single bedroom or an office, and a fully equipped modern bathroom which has been beautifully updated within the last couple of years.

Externally, the amount of space is equally as impressive with its extensive rear garden extending to approximately 100 feet; perfect for those who enjoy spending time outdoors and connecting with nature. The garden is mostly laid to lawn and features mature trees, a natural spring-fed pond and a spacious, elevated paved terrace with a garden room giving access to the garage. There is also a delightful walled garden to the front of the home and that all-important driveway parking for up to two vehicles.

Situated in a desirable residential area of Ryde, this home is perfectly located for enjoying Ryde's eclectic mix of cafes and independent shops that abound in the town. There are also good local schools nearby such as the independent Ryde School, all within easy walking distance. Ryde is renowned for its miles of sandy beaches and the many amenities found on the seafront which are also just a short walk away, including high-speed mainland ferry travel and island transport links. Additionally, the Fishbourne to Portsmouth car ferry service is located within three miles from the property. For those who enjoy the great outdoors, the house also benefits from being very close to a range of country walks in Ashy and Haylands, as well as being within easy striking distance of the Millennium Green in nearby Play Lane.

### **Welcome to Wind in the Willows, 1 Hazelwood Close**

Approaching the property from the desirable Hazelwood Close, this substantial home has a walled front garden with plant borders and a central pathway providing an approach to a partially glazed entrance door sheltered by a porch canopy.

#### **Entrance Hall**

Upon entering the home, this light and airy entrance hall has a staircase ascending to the first floor and benefits from a handy cloak cupboard plus an understair storage cupboard. The hall gives access to the ground floor accommodation:

#### **Living Room**

*20'02 x 11'0 (6.15m x 3.35m)*

#### **Dining Room**

*11'01 x 9'01 (3.38m x 2.77m)*

#### **Kitchen**

*9'07 x 8'07 (2.92m x 2.62m)*

Fitted with wood-effect base and wall cabinetry complete with integrated appliances, a gas oven plus hob, and a 1.5 sink and drainer beneath a large window to the rear. An open doorway leads to:



### **Utility Room**

*9'01 max x 8'05 (2.77m max x 2.57m)*

Providing washing machine plumbing beneath a countertop and a window to the rear. A glazed door gives side external access and there is a ground floor cloakroom with a w.c. and hand basin.

### **First Floor**

The first floor landing proceeds to the following rooms:

#### **Bedroom One**

*11'09 x 10'11 (3.58m x 3.33m)*

#### **Bedroom Two**

*10'11 x 7'08 (3.33m x 2.34m)*

#### **Bedroom Three**

*9'07 x 8'09 (2.92m x 2.67m)*

#### **Bedroom Four**

*9'01 x 8'08 (2.77m x 2.64m)*

Benefitting from fitted, mirrored wardrobes.

#### **Bedroom Five/Study**

*9'01 max x 8'09 max (2.77m max x 2.67m max)*

#### **Bathroom**

*9'7 x 4'7 (2.92m x 1.40m)*

With white wall tiling and bathroom suite comprising a bath, a large separate shower cubicle, and a vanity unit with a hand basin and dual flush w.c.

#### **Gardens**

A small, rased lawned garden to the front and an extensive rear garden (approximately 100 feet), mostly laid to lawn with a storage shed and corner decking, plus a large patio terrace leading to a garden room.

#### **Garden Room**

*8'05 x 8'03 (2.57m x 2.51m)*

With a lean-to polycarbonate roof and rear access to the garage.

#### **Parking**

A driveway to the front provides off-road parking for up to two vehicles. There is also a single-sized, attached garage.

#### **Garage**

*17'0 x 7'11 (5.18m x 2.41m)*

With a wooden ladder to an attic room:

#### **Garage Attic Room**

*14'10 max x 7'11 (4.52m max x 2.41m)*

Wind in the Willows is a must-see, spacious family home with plenty of flexible accommodation set in a quiet, yet convenient and popular location. A viewing is highly recommended with the sole agent Susan Payne Property.

#### **Additional Details**

Tenure: Freehold

Council Tax Band: D

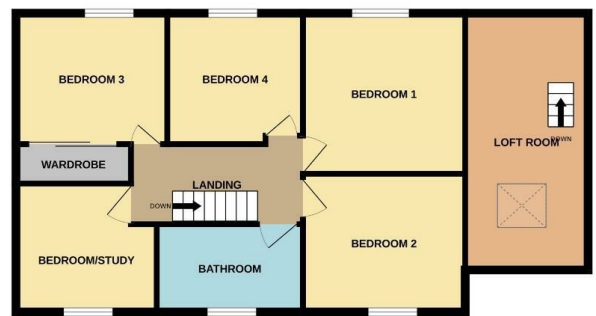
Services: Mains Water, Drainage, Gas Central Heating, Electricity.



GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.

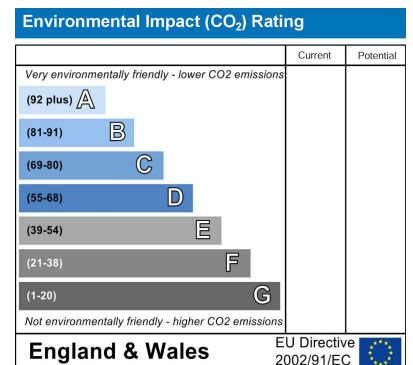
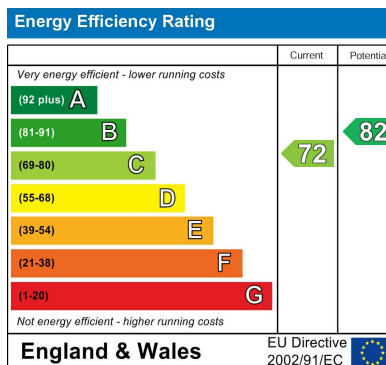
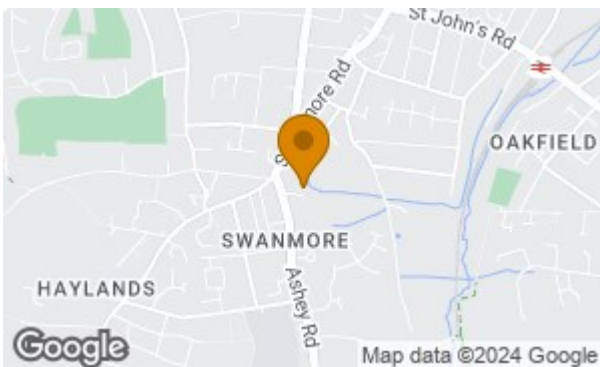


1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.

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