

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Woodlands


18 Great Preston Road, Ryde, Isle of Wight PO33 1DR



Beautifully appointed throughout, this unique three to four bedroom detached property offers a versatile single-storey home complete with an annexe and a generous garden plot.

- Versatile, detached single-storey home
- Wonderful views with sea glimpses
- Beautifully appointed throughout
- Extensive, fully enclosed rear garden
- Ample driveway parking and an attached garage
- Self-contained, attached annexe
- Three to four double bedrooms
- Occupying a generous, gated plot (approx 1/3 of an acre)
- Plenty of potential to extend (STPP)
- Close to beaches, town centre and mainland travel links

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

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Set in a secluded, elevated position with sea glimpses across the rooftops, this attractive clad property has been extended over the years to provide an attached annexe, offering an independent space for family members, a holiday let opportunity, or the flexibility to be incorporated as part of the main home.

Enjoying plenty of natural light, the interiors are beautifully finished in a contemporary style which has been carefully considered with neutral colour schemes complemented by papered accent walls, and a combination of cosy carpets plus practical hard floor coverings. Featuring smart panel doors throughout, the rooms within the original part of the home feed off a lengthy entrance hall and include a dual aspect living room, two double-sized bedrooms, a modern family bathroom, and a stylish kitchen-diner fitted with modern cabinetry including integrated appliances. Continuing from the kitchen-diner, a lobby gives access to the wonderful annexe accommodation complete with a independent entrance door, and a hallway leading to an ample shower room, a double bedroom, and a living room fitted with a kitchenette, which could equally provide an additional bedroom for the home.

Equally as appealing, outside offers a generous plot incorporating a spacious gated driveway to the front sheltered by mature trees and hedging, and a fully enclosed, extensive rear garden with an elevated patio terrace and a generous green lawn area complete with a large storage shed. There is also a single-sized garage attached to the side of the property and rear external access to a large cellar providing useful storage space or great potential to create a garden room if desired.

Ryde seafront can be reached within a 20-minute walk, boasting long stretches of golden sandy beaches with numerous seaside activities and entertainment such as bowling, a pirate-themed playground and an open-air swimming pool. With good local primary and secondary schools within easy reach, there are also plenty of high street amenities close by including boutique shops, convenience stores, a superb choice of eateries and even a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located within a 15-minute drive from the property. Ryde is served by regular public transport connections provided by the Southern Vectis bus service and the Island Line train line connecting with those all-important links to the mainland.

Welcome to Woodlands, 18 Great Preston Road

Tucked away from the road, a set of double metal gates open to the secluded driveway, revealing this charming home with a smart paved frontage leading to a white upvc front door opening to the entrance hall. There is also an additional entrance door to the side elevation giving independent access to the attached annexe.

Entrance Hall

extending to 16'0 (extending to 4.88m)

Upon entering the home, the spacious hall has a loft hatch and a series of doors to:

Living Room

16'06 x 14'05 max (5.03m x 4.39m max)

A dual aspect room featuring an expanse of glazing to the front with French doors and far-reaching seaside town views to the side. There is also an attractive gas feature fireplace.

Bedroom One

11'03 x 11'02 (3.43m x 3.40m)

A double-sized bedroom with a large window to the front aspect.

Bedroom Two

11'10 x 9'07 (3.61m x 2.92m)

Again, offering a double size, this room enjoys French doors to the rear garden.



Bathroom

7'02 x 6'04 (2.18m x 1.93m)

With white wall tiling and a bathroom suite comprising a bath with a shower over, a vanity hand basin and dual flush w.c. beneath an opaque window to the rear aspect. There is also a heated towel rail.

Kitchen-Diner

16'0 x 10'02 (4.88m x 3.10m)

Fitted with cream cabinetry which includes an integrated fridge-freezer, a dishwasher and an electric double oven with a hob and cooker hood above. Lit by under-cabinet lighting, a grey countertop has white splashback tiling and a circular sink and drainer. There is also a gas boiler within one of the cabinets, French doors to the rear garden, and under-counter space with plumbing for a washing machine.

An open doorway leads to a lobby, giving access to the annexe.

Annexe

The accommodation is as follows:

Entrance Lobby

With an opaque glazed front door and an internal door to:

Hallway

extending to 9'10 (extending to 3.00m)

With a window to the side aspect and doors to:

Shower Room

7'04 x 3'07 (2.24m x 1.09m)

Fitted with a wall hand basin with white splashback tiles and dual flush w.c. beneath an opaque window to the side aspect. There is a heated towel rail and a large, enclosed shower cubicle with a white tile surround.

Bedroom

8'07 x 7'05 (2.62m x 2.26m)

A small double with a window to the side.

Living Room/Bedroom

16'11 max x 10'09 (5.16m max x 3.28m)

With dual aspect windows to the rear and side overlooking the garden. There is kitchen cabinetry on one wall with a work surface providing a steel sink.

Rear Garden

Providing a generous outdoor space, the rear garden enjoys an elevated patio terrace providing ample space to arrange outdoor seating and steps down to the spacious lawn area. Perfect for keen gardeners and those who wish to grow their own produce, the garden features mature planting, shrubs, and trees such as a handsome oak and a well-established cordyline. Fully enclosed and accessed via a side gate from the drive, the garden offers a secure environment for pets and children and also benefits from a large shed, a greenhouse, and access to a cellar via a hardstanding area.

Parking

To the front of the property, the driveway provides off-road parking for multiple vehicles.



A viewing with the sole agent Susan Payne Property is highly recommended to fully appreciate this beautifully presented, adaptable home complete with extensive outside space to enjoy and great potential to expand the accommodation.

Additional Details

Tenure: Freehold

Council Tax Band: D

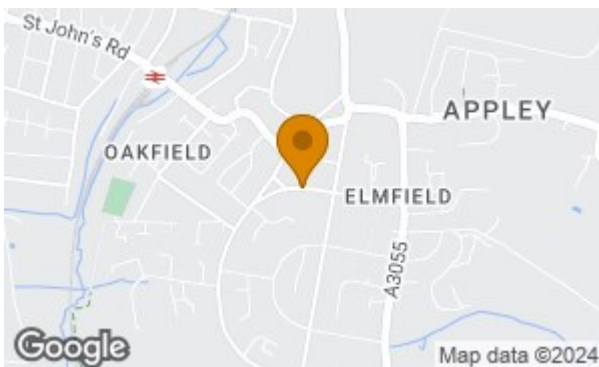
Services: Mains Water and Drainage, Electricity, Gas Central Heating, WightFibre Broadband.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		60	75
	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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