

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE



# 15 Spencer Park

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

**£700,000**  
FREEHOLD



15 Spencer Park will be a luxurious four-bedroom new-build detached home, constructed to a high standard with generous proportions and set in a select location between the fairways of Ryde Golf Club and an ancient coastal woodland.

- Brand new, beautifully designed detached home
- Constructed by respected local builders
- Open plan living spaces and top floor primary suite
- Extremely sought-after location
- 10 Year LABC warranty
- Set between woodland and a golf course
- Generous plot size, driveway parking and a garage
- Easy walk to the town, schools and beaches
- Moments from fast mainland ferry links
- Due for completion November 2023

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 and the finest build quality.

Offering a perfect home for modern-day living, quality is found throughout the property, with Cedral cladding, beautiful sash windows, underfloor heating, a contemporary kitchen with integrated NEFF appliances, well-appointed bathrooms and a spacious, open plan kitchen/diner, which opens on to the enclosed rear garden. To the front aspect are views over the golf course, and to the rear over a nature pond and into a protected woodland.

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.

Arranged over three storeys, accommodation comprises a porch leading into an impressive entrance hall, a well-proportioned sitting room, open plan kitchen/diner, utility room and a cloakroom on the ground floor, three double bedrooms and two bathrooms on the first floor, and a large open-plan bedroom with French doors and a balcony looking over the golf course plus a luxurious ensuite bathroom on the top floor. Outside there is a driveway, lawns and a carport to the front, with a wraparound garden complete with stone terrace to the rear.



## **Developers Specification**

### **External Construction**

Timber-framed shell with Audley antique brick finish with Cedral cladding to the upper floor, with a pitched and ridged form roof clad in natural Mountazul slate. Windows are white sliding sash UPVC windows set within pre-cast stone plinths, and doors are composite grey to the front and composite white to the rear, all with brushed chrome handles. White aluminium bi-fold doors connect the kitchen/diner to the terrace. To the rear garden area is found terracing to the width of the house, extending three metres into the garden from the rear wall. Boundaries are fenced and a mixture of deciduous hedging, as shown on landscape plan. A semi-detached timber clad boarded carport for a single car is found within the site. Doors can be provided in a barn-style for an additional cost.

### **Interior Finishes**

Walls are timber stud partitioning with plaster board in dry line form with white emulsion finish. Walls to kitchen are plaster and painted with upstand to kitchen worktop only with a glass or stainless steel splashback to the rear of the cooker. Walls to bathroom and en-suite have a splashback to the wash basin and full tiling to the shower cubicle. The ground floor has a screeded floor finish with luxury vinyl tile throughout the ground floor. First floor in suspended timber with weyrock and carpeting. Samples available at agents office. Tiling in a ceramic form is to be provided in the bathrooms and en-suite facilities. Internal doors are in four panel timber design painted white with brush chrome handles.

Kitchen is fitted according to Howdens catalogue with 'Chelford' style in green as shown on layout plan with white quartz worktops. NEFF appliances that are provided include induction hob, fan oven, dishwasher and stainless steel extractor canopy. The utility room is fitted with 'Chelford' base units, single bowl stainless steel sink, and has a 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 is provided with 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 staircases have soft wood stringers and hard wood balustrades.

Gas-fired underfloor heating found on the ground floor and traditional panel radiators on the upper levels. The boiler is a Valiant eco-tech boiler found in the utility room with a hot water storage tank located on the first floor within its own cupboard. LED lighting found throughout the ground floor.

15 Spencer Park offers an enviable opportunity to acquire a luxurious three-storey detached 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 sole agent Susan Payne Property.

## **Additional Details**

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Tenure: Freehold

Estate Charge: £1,214.73 per annum

Council Tax Band: TBC

Services: Mains water, gas, electricity and drainage

Internet: WightFibre and BT connections available

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



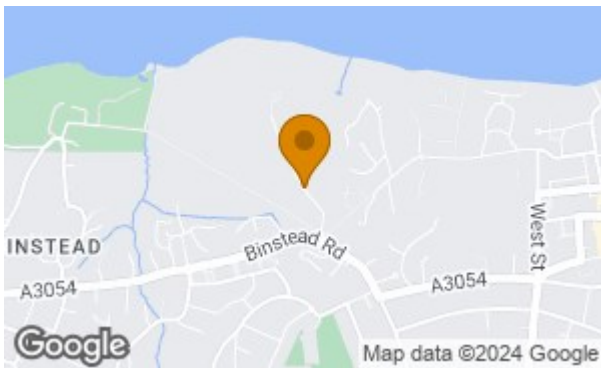


Ground Floor

First Floor

Second Floor

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

**Agent Notes:**

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