



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

3, Newnham Lane

Binstead, Isle of Wight PO33 4ED



£465,000
FREEHOLD



Occupying a spacious plot, 3 Newnham Lane presents a rare opportunity to acquire a delightful cottage style bungalow, full of potential and set in an extremely desirable location.

- Two-bedroom cottage bungalow with period character
- Desirable, quiet location, close to village amenities
- Network of rural footpaths and bridleways on the doorstep
- Opportunity for extension upwards and outwards (STP)
- Close to schools, amenities and mainland travel links
- Exceptional opportunity, full of potential
- Surrounded by countryside and fabulous rural views
- South facing rear aspect and a light, bright ambience
- Twin driveways and a garage, providing plenty parking
- Offered for sale Chain Free

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

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Enjoying picturesque views over the surrounding countryside and offered for sale chain free, this charming home currently offers a variety of well-arranged rooms including an entrance hall giving access to a sitting room, two double bedrooms, a shower room, and a kitchen/breakfast room which leads on to a very spacious south-facing sunroom. The property has been maintained over the years and now offers the opportunity for a new owner to put their own stamp on. The large loft already has a Velux window and flooring, providing even more potential, and the sunroom could be utilised to offer further options for reconfiguration (all subject to necessary consents). To the rear of the property, the south facing garden is a good size, with fields beyond, and to the front, another good size lawn also benefits from twin driveways and access to the garage.

Set back from the road on a tranquil country lane in the popular village of Binstead, 3 Newnham Lane is perfectly positioned within easy reach of Ryde and is well placed for access to a vast array of countryside and coastal walks, including a beautiful amble to nearby Firestone Copse or to the historic Quarr Abbey, a magnificent monastery set amongst acres of countryside with a tea room and farm shop. The bustling town of Ryde, with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is just a ten-minute drive away. In the other direction is the town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than six miles from Newnham Lane. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastropub, and a regular bus service connects Binstead to both Ryde and Newport. The local community centre and primary school are also situated within walking distance, as well as a recreational field and children's park. The property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service under two miles away.

Welcome to 3 Newnham Lane

From the idyllic Newnham Lane, twin driveways lead through a large lawn and connect to a pathway to the front door. The characterful cream façade of the property is complemented by red brick detailing and leaded UPVC bay windows, and a storm porch has an outside lantern and quarry tile steps, creating a welcoming entrance. A leaded glazed UPVC door leads into the entrance hall.

Entrance Hall

15'3" x 3'10" (4.65m x 1.19m)

The well-proportioned entrance hall is neutrally decorated, and features a hatch to the loft, plus doors to the sitting room, both bedrooms, the shower room and to the kitchen/breakfast room.

Sitting Room

13'9" x 11'9" into alcove (4.21m x 3.59m into alcove)

The charming sitting room is arranged around a chimney breast with a brick fireplace, currently home to a gas fire set on a stone hearth. The room has a characterful ceiling beam, and a bay window with a deep sill, which looks over the front garden.

Kitchen/Breakfast Room

12'0" extending to 13'9" x 11'10" (3.68m extending to 4.20m x 3.62m)

The kitchen comprises a useful combination of floor and wall cabinets, finished in country cream and complemented by light worktops and tiled splashbacks. There is a 1.5 bowl sink in white, and space for a fridge-freezer, washing machine and an oven, with a built-in extractor hood over. The room is also home to the consumer panel. There is plenty of room for a breakfast/dining table, surrounded by wood panelling to dado rail height and set beneath a window which looks into the sunroom and through to the garden. There is also a glazed door to the sunroom.



Sunroom

28'2" x 10'7" (8.59m x 3.24m)

A fabulous addition with a multitude of uses and making the most of the south facing aspect, the sunroom is glazed on two sides and has two pairs of French doors giving access to the garden. The sunroom has an opaque polycarbonate roof, neutral décor and carpet, and subject to any necessary consents, could be reconfigured to further add to the living space of the main house.

Bedroom One

11'11" x 11'9" (3.64m x 3.59m)

The primary bedroom is light and bright, with twin aspect glazing providing a view to the side and into the sunroom and garden beyond. Presented in a soft blue scheme, this bedroom also benefits from fitted wardrobes.

Bedroom Two

11'9" x 11'8" (3.60m x 3.58m)

The second bedroom is also a good size, and has a bay window with a deep sill overlooking the front garden. Fitted furniture includes wardrobes and chests of drawers, and this bedroom is finished in a light, neutral scheme.

Shower Room

6'6" into shower x 5'3" (1.99m into shower x 1.62m)

Tiled in a soft colour over a neutral carpet, the shower room has a window with patterned glass for privacy, a large, walk-in shower, vanity basin and concealed cistern low-level WC and a heated towel rail.

Loft

12'7" under eaves x 12'5" under eaves (3.86m under eaves x 3.81m under eaves)

Packed with potential, the loft space is accessed via a pull-down ladder, and has had flooring and walls added into the eaves, plus comes with the added bonus of a Velux window which faces the rear aspect and provides a fabulous rural view. The loft also has lighting, sockets, additional storage built-in to the lower parts of the under eaves, and is home to the combi boiler.

Outside - Front

Mainly laid to lawn with some mature planting and twin driveways, that could be connected to make an in-and-out arrangement, plus pathways to the front door and to either side of the property. The front garden is enclosed on either side with fencing.

Garage

16'2" x 8'0" (4.95m x 2.44m)

Accessed from one of the driveways, the well-proportioned garage has 'barn' style doors to the front, a window to the rear and a solid floor.

Outside - Rear

Adjacent to the sunroom and garage, a patio provides a wonderful outside seating or dining area, and leads on to the broad lawn which covers most of the rear garden. To one side, connected by steppingstones, there is a shed and a summerhouse and further down the garden is a fantastic arbour. A combination of hedging and fencing occupy the boundaries, and the end of the garden is left open onto the neighbouring farmland to make the most of the views.

3 Newnham Road presents an enviable opportunity to purchase a potential-filled bungalow, set in an extremely desirable semi-rural location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

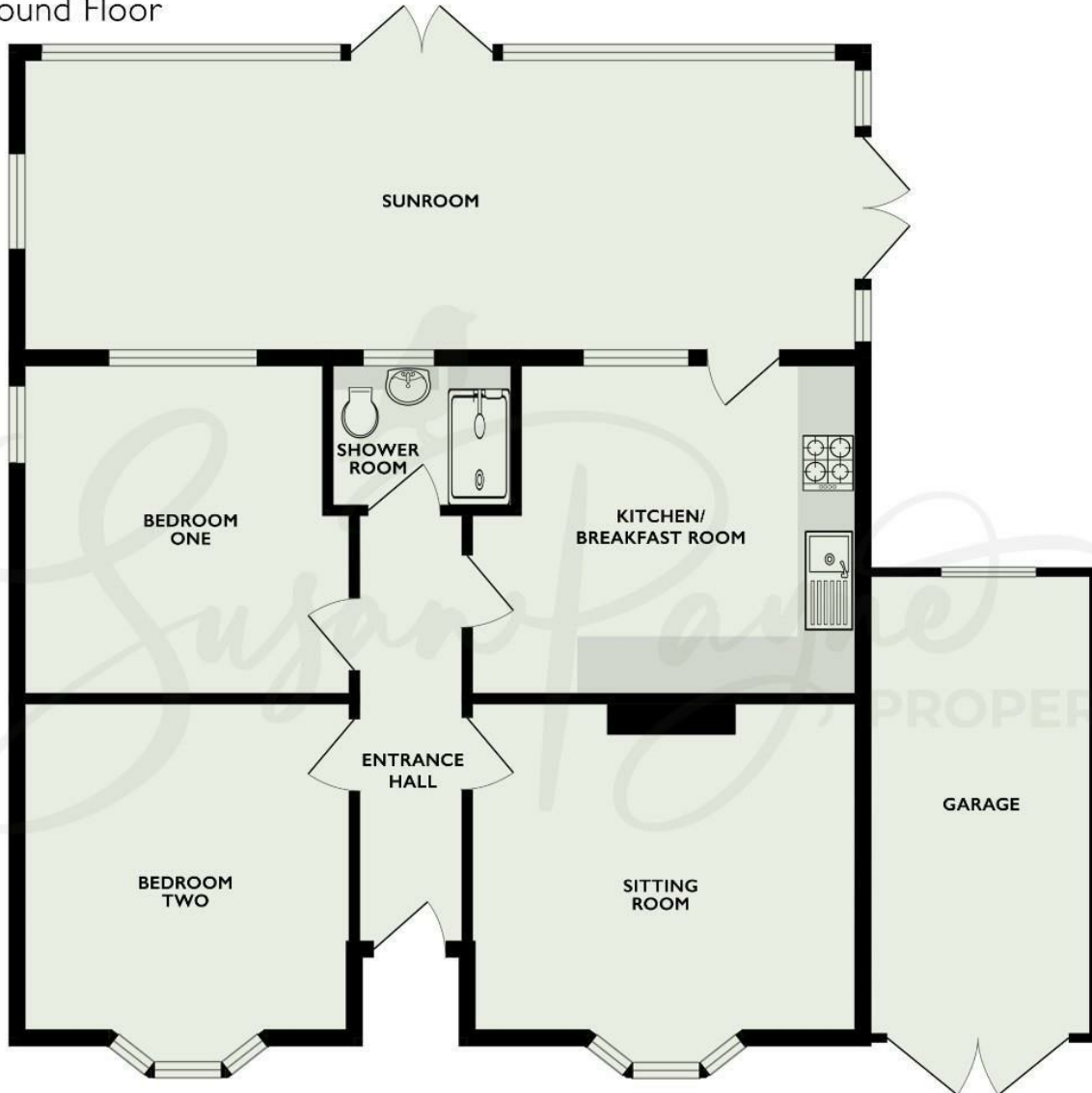
Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage

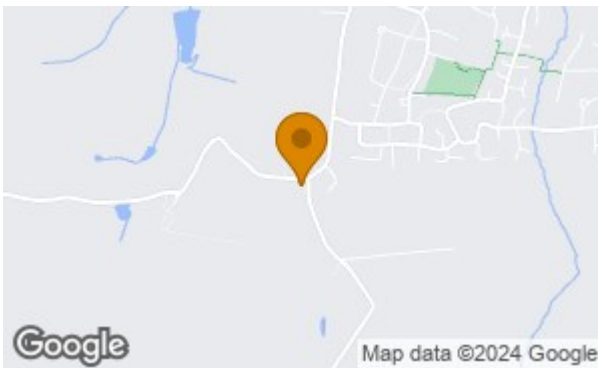


Ground Floor



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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			
		63	83
England & Wales		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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