



10 Carters Paddock, Roebeck

Ashey, Isle of Wight PO33 4BP



Nestled in the peaceful parkland of Roebeck Country Park, Carters Paddock offers a brand new collection of deluxe holiday lodges within an exclusive gated setting.

- Luxury, three-bedroom country park holiday lodge
- Spacious open-plan living and kitchen area
- Generous, wrap-around terrace and garden area
- Private parking and no through traffic
- 365 days occupancy as a second/holiday home
- Set within an exclusive, gated paddock
- Fantastic holiday letting income opportunity
- Rural park setting with ancient woodland and fishing lakes
- Integrated appliances and fully furnished
- Close to local amenities, beaches and mainland ferries

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Offering a luxurious lifestyle within a secure, private setting, Carters Paddock is a brand new development of 27 high-specification holiday lodges within the idyllic Roebeck Country Park on the outskirts of Ryde. Providing ample space between each plot, the lodges come complete with private parking, a small private garden area, and a spacious sun terrace providing a wonderful spot to relax and soak up the peaceful setting and beautiful views. Internally, the lodges are bathed in natural light thanks to the abundance of well-placed windows and offer exceptional attention to detail with sumptuous, contemporary finishes including high-quality furnishings, and modern-day luxuries such as walk-in wardrobes, en-suite shower rooms, stylish kitchens with integrated appliances, and spacious open plan living areas which open to the decked terrace.

Surrounded by stunning rural views of the Ashey Valley, Roebeck Country Park is a family-owned park which is well-maintained to ensure a thriving natural environment for residents and local wildlife to enjoy. Offering plenty of opportunity to relax and unwind, the pet-friendly landscaped grounds offer a serene ancient woodland area to wander through and two private fishing lakes exclusively for residents to enjoy. The park is well-connected to numerous countryside walks and is just a short drive to a whole host of amenities in the seaside town of Ryde offering boutique shopping, a range of eateries, supermarkets, spacious stretches of sandy beaches and those all-important mainland ferry links to the mainland.

Offering a luxurious lifestyle choice, this exclusive paddock development provides an unrivalled opportunity to purchase a luxurious holiday home with the potential of a fantastic income when you are not frequenting it yourself.

Welcome to Carters Paddock, Roebeck Country Park

Upon entering the park, Carters Paddock is located immediately on the left-hand side and accessed via a private gate which opens into this exclusive paddock setting enclosed by boundary fencing.

The Clearwater

This three-bedroom lodge also comes with the 'Luxury Pack' included. The most popular lodge style within the park, The Clearwater offers spacious, well-appointed accommodation comprising an open-plan living space with a modern kitchen area, and an internal lobby giving access to the bedrooms and main family bathroom. The bedrooms provide a double size with an en-suite shower room plus a walk-in wardrobe, and a twin size which also benefits from a walk-in wardrobe.

Holiday Lodge Key Features

Residential specification BS 3632 (2015) | Energy efficient | PVCu double glazed windows | Gas central Heating - combi boiler | Fully furnished Open Plan Living space | Integrated Kitchen Appliances | Master bedroom - ensuite | 2 x Twin Room | Family bathroom | Pet Friendly

There are further luxury, brand new lodges available in different styles offering two or three bedrooms. Please call Susan Payne Property on 01983 566244 for more details.

Additional Details

Tenure: Leasehold

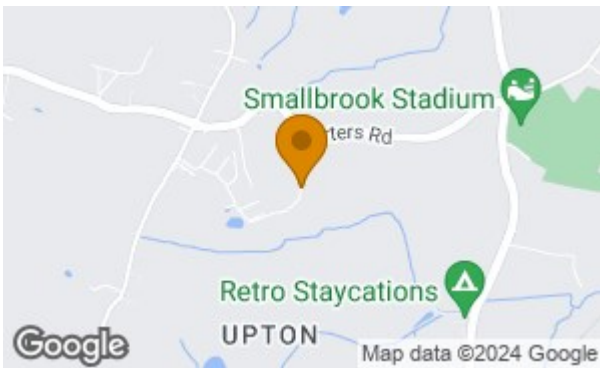
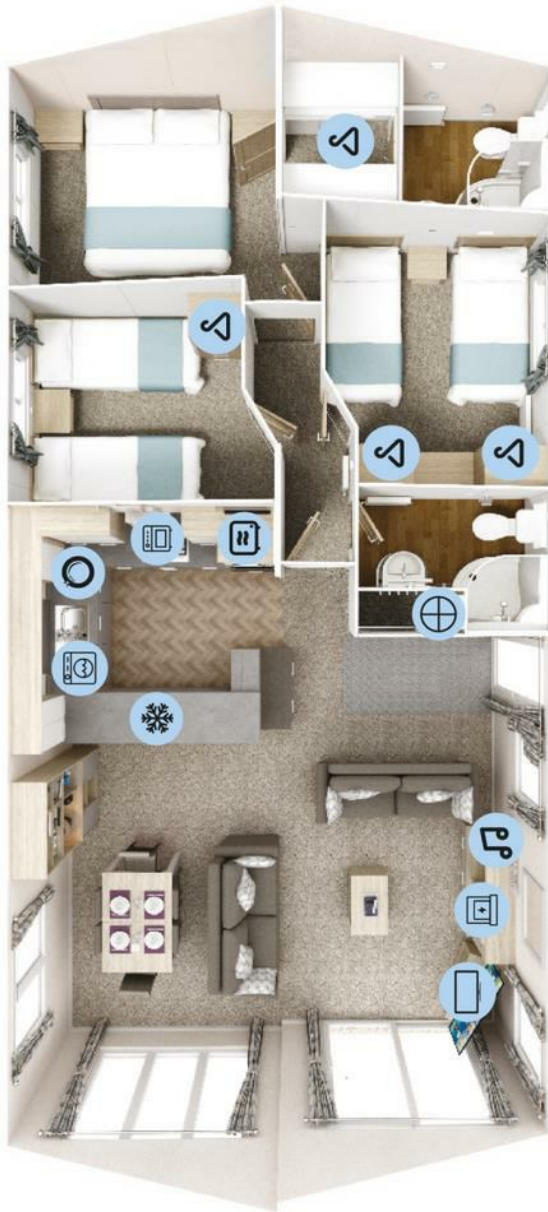
Lease Term: 50 years

Site Fees: £4250 per annum (paid quarterly) which include maintenance, ground rent, refuse collection and sewage treatment.

Pets Allowed: Yes

Council Tax Band: N/A

Services: Calor gas central heating, electricity, mains water and private drainage.



| 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 | 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:

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.