

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# 211, Fairlee Road

Newport, PO30 2EP



Set in a popular location, this superb 1930s detached house offers an immaculate, beautifully presented home boasting an extensive rear garden and driveway.

- Stunning three-bedroom detached house
- Superbly presented to a high standard
- Extensive rear garden with a garden studio
- Well-arranged accommodation bathed in natural light
- Walking distance to the town centre and Seaclose Park
- Charming 1930s character throughout
- Occupying a spacious plot with rural views
- Two reception rooms and a conservatory
- Close to surrounding rural walks and the Medina Estuary
- Garage and ample driveway parking

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**

**rightmove**

**Zoopla**

**onTheMarket.com**

**PrimeLocation**



You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://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.



Backing onto beautiful rural views, 211 Fairlee Road is perfectly situated to enjoy the best of all worlds with access countryside walks and plenty of town centre amenities within easy reach from the property. Returning to the market after 33 years, it is evident that this characterful 1930s property has been a much-loved home which has been superbly maintained to offer an immaculate, detached house ready to move straight into. Exhibiting charming original features, the accommodation is spacious and bathed in natural light throughout, featuring a welcoming entrance hall leading to two versatile reception rooms comprising a spacious living room and a dining room enjoying a sociable, open plan aspect with a modern, cottage-style kitchen. A desirable utility room conveniently connects with the kitchen, and a fabulous conservatory effortlessly flows from the dining area providing additional living space and a handy cloakroom for guests. Forming the first floor is a well-presented bathroom, two generous double bedrooms and a single bedroom.

Well-connected to surrounding countryside walks, the property enjoys stunning rural views from the rear as well as a wide range of wildlife in its expansive garden, including red squirrels and a variety of wild birds. The rear garden is equally as special as the house, with its beautifully established planting, a patio terrace and generous green lawn complete with the added bonus of a fantastic garden studio, offering a multitude of uses such as a home office, a gym, or a creative studio.

Located on Fairlee Road, the property has the benefit of being set back from the road with its extensive driveway providing ample parking space. With the principal towns of both Newport and Ryde both easily accessible from the house, there is also a regular bus service which link the seaside town of Ryde with its boutique shops and golden sandy beaches and the principal town of Newport with its many amenities, including supermarkets, a High Street and cultural events at The Quay Arts centre. Island Harbour is also very close by; perfect for those who enjoy spending time enjoying the diverse waterways of the Isle of Wight. There are also good schools at primary and secondary level within easy reach, and mainland ferry links from East Cowes and Fishbourne are just a few miles from the property.

### **Welcome to 211 Fairlee Road**

Set back from the road with its extensive block-paved driveway, this attractive 1930s property showcases traditional period features with its redbrick construction, box bay windows and an open porch with a charming light-green front door with stained glass panels. To the side of the house is a detached garage and ornate double metal gates to the rear garden.

### **Entrance Hall**

*extending to 14'0" (extending to 4.27m)*

Upon opening the front door, you are greeted by a well-presented entrance hall with a grey and white decor featuring a cosy carpet, plus dado and picture rails. A staircase with a white spindle balustrade provides two under-stair storage cupboards, and a couple of panel doors open to the living room and kitchen-diner.

### **Living Room**

*14'3" max x 11'10" (4.34m max x 3.61m)*

Featuring a box bay window to the front, this beautiful room is dressed with a cosy grey carpet and has a coordinating wall decor with a pleasant floral wallpaper between dado and picture rails. There is also a decorative ceiling rose and a charming feature fireplace with a solid wood and marble surround set with a coal-effect gas fire.





### **Kitchen-Diner**

*18'3" max x 12'4" max (5.56m max x 3.76m max)*

With an open aspect to the kitchen, the dining area is carpeted and has a pretty floral wallpaper beneath picture rails. A set of multi-pane French doors open to the conservatory.

With a wood-style laminate floor providing a sense of separation, the kitchen space has a range of cream wall and base cabinets with a wood-effect countertop incorporating a 1.5 composite sink and drainer beneath two windows to the side aspect. Integrated cooking appliances include a gas oven and an electric hob. The space is finished with striped splashback tiling and has a partially glazed door to a utility room.

### **Utility Room**

*8'2" x 5'3" (2.49m x 1.60m)*

With a window and partially glazed upvc door to the side aspect, this room has marble floor tiling and neutral fully tiled walls. A countertop provides space beneath for two laundry appliances and a Valliant gas boiler is mounted on the wall above. A pantry cupboard is also located here.

### **Conservatory**

*14'2" max x 13'3" max (4.32m max x 4.04m max)*

Again, fitted with marble floor tiling, this beautifully finished space has tongue and groove wood wall panelling, and an opaque polycarbonate roof, ensuring a temperate environment all year round. This room has windows to each side, a door to a cloakroom, and a set of patio doors opening to the patio terrace.

### **Cloakroom**

Continuing with the tongue and groove wall panelling, this space has a wood-effect laminate floor and a low-level w.c.

### **First Floor Landing**

The carpet from the staircase continues to the first floor landing where there is a window to the side aspect with a lovely green outlook and a series of panel doors to each of the rooms. Additionally, there is a loft hatch with a ladder leading to an insulated loft space.

### **Bedroom One**

*14'10" into bay x 11'0" (4.52m into bay x 3.35m)*

A light and airy, spacious double bedroom with a box bay window to the front and a subtle blue wall decor beneath picture rails, including a feather-print, papered feature wall. This room also has a neutral carpet.

### **Bedroom Two**

*12'3" x 11'0" into wardrobe (3.73m x 3.35m into wardrobe)*

Again, another generous double bedroom with a neutral carpet, and a large window to the rear offering a lovely garden outlook and rural views beyond. This room has a large built-in wardrobe with triple sliding doors and papered walls underneath picture rails in a blue floral design.

### **Bedroom Three**

*9'0" x 6'10" (2.74m x 2.08m)*

With a window to the front aspect, this bedroom is the smallest of the three and is decorated with a plant motif wallpaper plus a contrasting green feature wall featuring picture rails. This space is fitted with a neutral carpet.

### **Bathroom**

*6'10" x 6'6" (2.08m x 1.98m)*

With an opaque window to the rear, this room has a soft grey carpet and coordinating wall tiles with a mosaic border. A matching suite comprises a fitted wood-effect unit with a dual flush w.c. and a hand basin, and a coordinating panelled bath with an electric shower over. The room also benefits from a chrome bathroom radiator.



### **Rear Garden**

Backing onto neighbouring fields, the rear garden offers a generous, level outside space and features a wrap-around, porcelain paved terrace at the back of the property with an extensive green lawn beyond flourishing with well-established plant beds. As you venture its considerable length, the garden features an abundance of well-considered vibrant planting such as an acer tree, a flowering cherry, rambling roses, clematis, and agapanthus; to name a few! To the side elevation is plenty of space to extend the house if required (STPP) and there is a tranquil fish pond alongside a lovely vegetable/fruit plot.

### **Garden Studio**

*22'0" x 10'6" (6.71m x 3.20m)*

Tucked away at the bottom of the garden with a sunny decked terrace is a large, block-built studio which was renovated last year including new insulation. The studio offers a versatile, well-presented space with dual aspect double glazed windows, providing a peaceful environment away from the home.

### **Driveway and Garage**

To the side of the property is a detached, single-sized garage with an up and over door to the front plus a door to the rear. A generous block paved driveway to the front of the plot provides off-road parking for multiple vehicles.

This impressive family home offers fantastic accommodation both inside and out and has been maintained to such a wonderful standard throughout, providing a ready-to-move into home. A viewing is highly recommended through the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

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



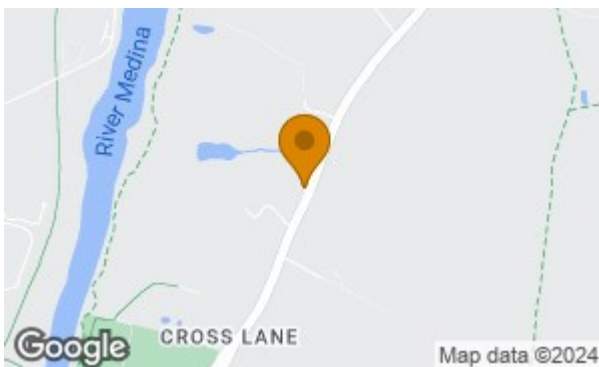
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.  
 Made with Metroplex ©2024.



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>			<b>82</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:**

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.