



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



1 Buckland Grange

Spencer Road, Ryde, Isle of Wight PO33 3AH



£325,000
LEASEHOLD



Situated in an extremely sought-after location, this stunning, generously proportioned, ground floor apartment is set in a substantial period property and has been upgraded throughout in a chic, complementary style.

- Spacious ground-floor two-bedroom apartment
- Desirable location close to town, beaches and ferry links
- Light and bright with south-facing windows throughout
- Gas central heating and double-glazed windows
- Modern shower room and contemporary fitted kitchen
- Upgraded, updated and well-maintained throughout
- Set in a glorious, period building with original features
- Driveway parking, garage en-bloc and a cellar space
- Private front garden, plus further communal areas
- Offered for sale chain free and ready to move into

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

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This beautiful property is presented to a high standard, with soft neutral décor perfectly complementing the glorious period features and historic character of the building. The flowing floorplan is spacious, and the apartment has a light, bright ambience throughout with every room benefitting from south facing windows. The generously proportioned accommodation comprises a welcoming entrance hall, two large bedrooms, a modern shower room, contemporary coastal kitchen and a stunning sitting room, packed with period charm. The added benefit of a garage, private front garden, garage and communal gardens combine with modern upgrades which include gas central heating and double-glazed windows, which come complete with fabulous fitted internal shutters.

Set back from desirable Spencer Road, Buckland Grange is the perfect base from which to enjoy some delightful walks, such as blissful strolls along sandy beaches and the nearby 'Ladies Walk' woodland footpath which passes Ryde Golf Club and leads to the historical Quarr Abbey. A short leafy walk connects to Ryde seafront, which boasts long stretches of sandy beaches with numerous seaside activities and there are good local primary and secondary schools nearby. Ryde also provides plenty of high street amenities, all within short walking distance, including boutique shops and convenience stores, a superb choice of eateries and 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 just 3.4 miles away from the property. Regular public transport connections across the Island are also within easy reach with the Southern Vectis bus network and Island Line train service providing regular services for Ryde.

Welcome to 1 Buckland Grange

Buckland Grange, which was once associated with Bailiff for the Island Nigel de Boclonde in the 13th Century, is set back from the road and accessed via a private driveway. Number 1 benefits from its own UPVC front door, with glass feature, to make the most of the south facing aspect.

Entrance Hall

The generous entrance hall creates a welcoming entrance to the apartment, and leads on to the fantastic hallway that spans the length (50'1) of the home. Fresh white decor and a high-quality neutral carpet run throughout. To the eastern end, doors lead to the bathroom and kitchen, and two steps lead up to the lounge. To the western end, two steps lead down to the lower hallway, with doors to both bedrooms.

Lounge

20'5" into bay x 12'8" into alcoves (6.22m into bay x 3.86m into alcoves)

This spectacularly grand room is packed with period architectural detailing, and is finished with a soft, neutral colour scheme and carpet. An expansive south facing bay window is boxed with intricately detailed wood panelling and is complemented by a second window to the side aspect which floods the room with natural light. The superb high ceiling is ornately detailed, also with magnificent cornicing, plus there is a picture rail and deep skirting boards. A broad chimney breast has a decorative surround and a marble hearth housing an electric fire.

Kitchen

9'5" extending to 10'7" x 9'6" (2.87m extending to 3.23m x 2.90m)

Filled with natural light from the beautifully ornate triple arch topped windows, the kitchen comprises a fabulous mix of base and wall cabinets finished in a coastal blue tone, with white worktops and matching splashback tiling. Integrated NEFF appliances include an induction hob, double oven, microwave and a large fridge freezer. A smart 1.5 bowl sink is inset beneath the window, and the kitchen is finished with a practical and attractive vinyl floor.

Bedroom One

13'8" into alcoves x 12'2" (4.17m into alcoves x 3.71m)

High ceilings, fresh décor and plush carpet combine with a characterful picture rail and a large south facing window to make this grand room feel cozy, light and airy.



Bedroom Two

13'5" into bay x 11' plus cupboards (4.09m into bay x 3.35m plus cupboards)

Generously proportioned, the second bedroom also benefits from a large south facing window with radiator under, an exposed original ceiling beam, and has the added benefit of white triple built-in cupboards along one wall, offering an enormous amount of additional storage. With a plush grey carpet and fresh white walls, the room offers a calm, comfortable feel. A further alcove adds to the character and creates even more storage, with open shelving and a cupboard under.

Bathroom

10' x 7'8" (3.05m x 2.34m)

A beautiful, large bathroom which has been completely refurbished with white suite comprising stylish oblong vanity basin with compact storage drawers under, hidden cistern toilet, and large walk in shower cubicle with double sliding doors. Neutral partly tiled walls provide a splash back to the shower, with a vinyl floor covering detailing an offset tile pattern. A heated towel rail gives that added warmth to the room. A large double door cupboard with shelving to one side offers additional storage space. The south facing window provides plenty of natural light, with partially patterned glass for added privacy.

Outside

To the front of the property, a private gravel border features well-established planting and provides a wonderfully sunny outside seating or dining area. There is a garage en-block, with a communal area for a washing line and bin storage behind. There is space for parking to the front and side of the property, surrounded by mature communal gardens.

Cellar

From the front of the property the cellar can be accessed by a concrete staircase. Each of the four apartments has a designated space within the cellar.

1 Buckland Grange provides an exceptional opportunity to purchase a beautifully presented and well-maintained ground floor apartment, set within a stunning period building in a sought-after location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 999 Years from 25 December 1972

Maintenance Charge: £1000.00 per annum (£250.00 paid quarterly)

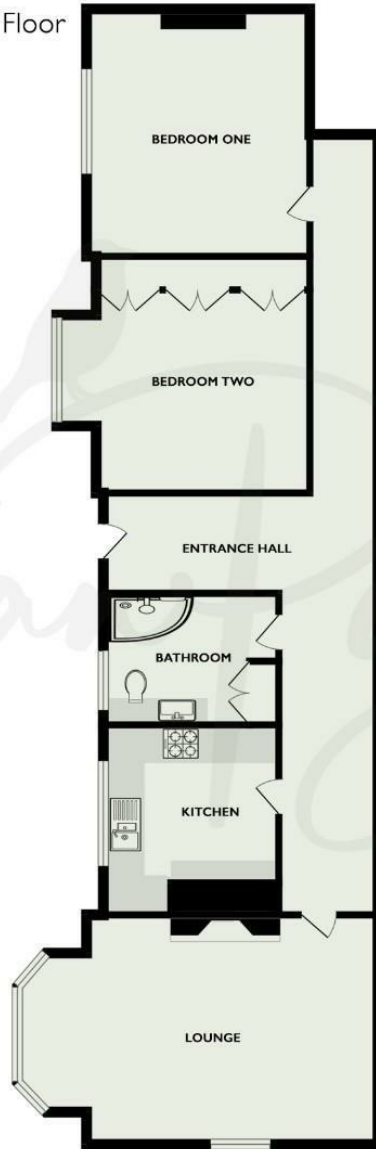
Council Tax Band: C

Services: Mains water, gas, electricity and drainage

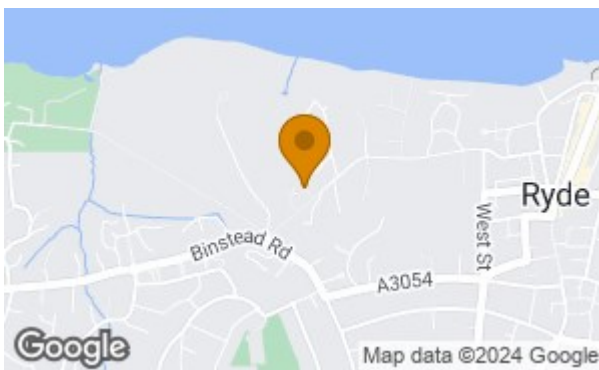
Please Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold for a shareholder of Susan Payne Property Ltd.



Ground Floor



Floorplan for illustrative purposes only and not to scale



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:

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