

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Lodge 15

Roebeck Country Park East, Carters Road, Ashley, Isle of Wight PO33 4BP



Nestled in the peaceful parkland of the east side of Roebeck Country Park, Lodge 15 is a brand new two-bedroom Clearwater Lodge, set in a fabulous location with far reaching downland views.

- Luxury, country park holiday lodges
- 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
- Brand new, on-site and ready for occupation now
- 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**.

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Offering an idyllic rural retreat here on the stunning Isle of Wight, this is the last available brand new lodge in the original Roebeck Country Park, and offers contemporary finishes with a soft neutral colour palette throughout. The position of this particular lodge is exceptional, with spectacular views across the Ashey valley from the front aspect.

Roebeck Country Park is located on the outskirts of Ryde surrounded by the rural landscape of the Ashey Valley and is a family-owned park that is well-maintained to ensure a flourishing natural environment for residents and local wildlife to enjoy. For the exclusive use of residents, there are a range of well-maintained green areas around the park as well as an ancient woodland and two private fishing lakes. The secluded rural setting has countryside walks on the doorstep, the park is also conveniently close to a whole host of amenities including boutique shopping in Ryde High Street, restaurants and supermarkets, glorious sandy beaches and mainland ferry links to the mainland.

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

The 'Clearwater'

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 | Twin Room - walk-in wardrobe | 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

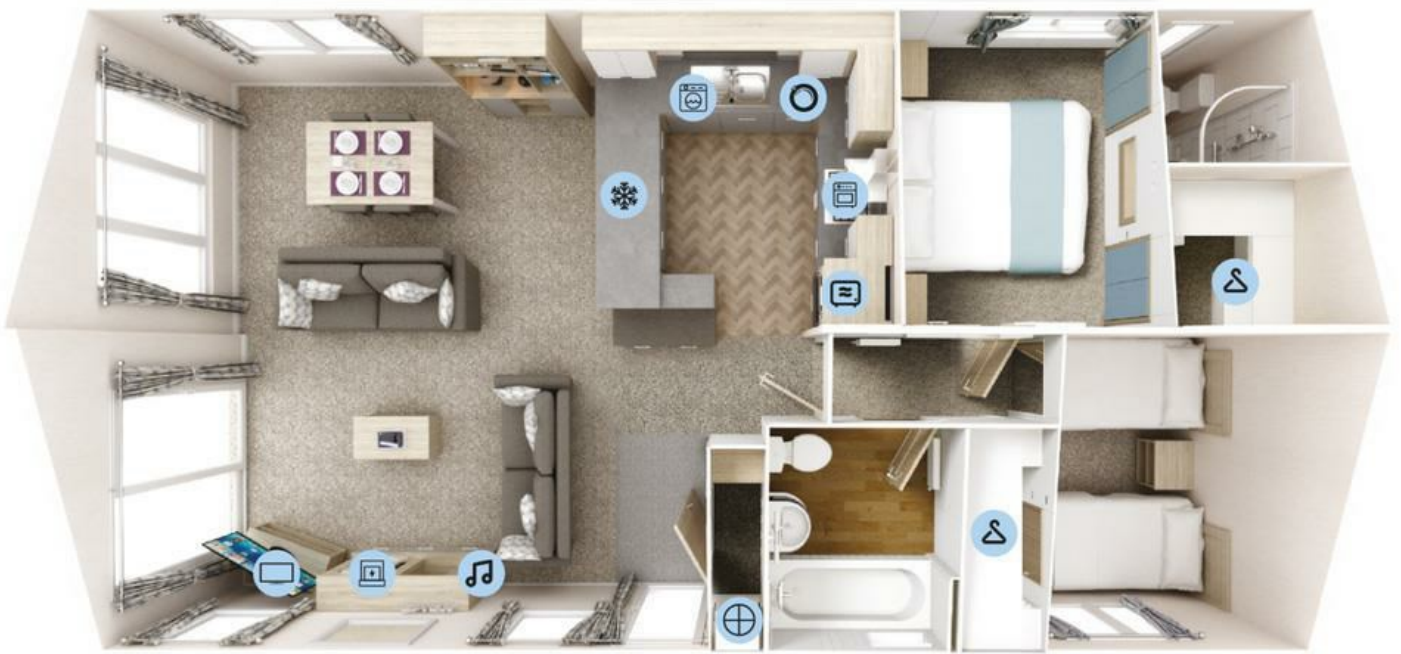
Lease Term: 50 years

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.



The 'Clearwater'



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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