



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Rylstone

4 Withers Road, Chale Green, Isle of Wight PO38 2JJ



£575,000
FREEHOLD



Set in an idyllic spot within a large plot, with beautifully established gardens front and rear, this spacious property benefits from a flexible flowing layout with versatile accommodation options.

- Detached three-bedroom chalet bungalow
- Extended upwards and outwards by the current owner
- Family bathroom and an ensuite to the primary bedroom
- Situated in an enviable, peaceful location
- Oil fired central heating and double-glazed windows
- Mature gardens with lawns, pond and summerhouse
- Presented to a good standard throughout
- Flowing layout with multiple configuration options
- Ample amount of driveway parking and a garage
- Surrounded by stunning coastal and downland walks

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

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Updated, upgraded and extended by the current owner of 20 years, Rylstone is a fabulous, family home, set in a quiet semi-rural village location. Extended into the roof space and again to the rear, the property now enjoys a flowing floorplan, with spacious room-sizes and the opportunity to configure to suit a new owners requirements. Well-presented accommodation comprises a welcoming entrance hall, bespoke kitchen, a dining room with doors into a living room, a sunroom, a further hall, two double bedroom and a utility area on the ground floor, with a primary bedroom complete with ensuite bathroom on the first floor. Fantastic gardens front and rear have been established as a result of years of hard work, and complete the property.

Chale is a popular rural village on the south coast of the Island, set just minutes away from the stunning coastline of the West Wight, whilst the principle town of Newport with all its amenities is only a ten-minute drive away. Rylstone is perfectly positioned to explore some of the best countryside and unspoilt beaches that the Isle of Wight has to offer. With a range of popular pubs and eateries nearby, the renowned Wight Mouse Inn is also just a few minutes' drive from the property. The village is served by the route 6 Southern Vectis bus route which connects to the principal towns of Newport, Ventnor and intermediate villages, and the mainland ferry from Yarmouth to Lymington is less than thirty minutes away.

Welcome to Rylstone

From the village green, Withers Road is a cul-de-sac serving only a handful of attractive properties. Rylstone is set back from the road, with a driveway leading through the beautiful front garden, complete with substantial pond, and on to the bungalow. Steps lead up to a covered veranda which wraps around the front of the house, creating a welcoming entrance.

Entrance Hall

extending to 16'5" (extending to 5.02m)

Neutral décor and a plush carpet combine in the entrance hall, which has an inset door mat, and storage and airing cupboards. Doors lead to the kitchen, into the dining room and a doorway leads to a further inner hall.

Kitchen

11'10" x 10'5" (3.63m x 3.18m)

The kitchen is light and bright, with a large window to the front aspect, a useful part glazed door to the side elevation, and a Velux window providing further light. The bespoke, handmade kitchen is solid oak, complemented by dark roll-edge worktops, a tile splashback, neutral walls and a vinyl floor. A peninsula creates a social ambience, and is home to a ceramic sink and drainer complete with a mixer tap. There is a large rangemaster, which runs on bottled gas and has a matching hood over, a heated towel rail and space for a fridge and dishwasher.

Dining Room

17'10" x 11'10" (5.46m x 3.63m)

Spacious and light, the dining room has twin aspect glazing, with windows to the front and side aspects, and a pair of glazed sliding doors connect to the living room, enhancing the feeling of space. The dining room also features soft neutral décor and carpet, and an oak fireplace complete with a stone hearth.

Living Room

14'3" x 11'10" (4.36m x 3.63m)

The neutral decor and soft carpet flows through from the dining room into the living room, which also has a large Velux window which floods the space with natural light. A part-glazed door connects to the sunroom.

Sunroom

14'7" x 8'1" (4.46m x 2.48m)

The sunroom is a wonderful addition, with a large lantern roof and French doors which lead out onto the rear terrace, and fresh white décor over a high-quality light wood-laminate floor.



Bathroom

10'5" x 5'11" (3.18m x 1.81m)

Fully tiled in a mix of neutral and light wall tiles with a vinyl floor and a large window, the bathroom is another good-sized room. A white suite comprises a bath with shower tap, a vanity basin with storage under, a mixer tap and a fitted mirror complete with lights and a shaver socket, a matching low-level WC and a large walk-in shower, plus there is a heated chrome towel rail.

Inner Hall

11'2" x 5'9" (3.41m x 1.76m)

The inner hall matches the décor from the entrance hall and has a door to the rear garden with an inset mat, a heated chrome towel rail, and provides access via oak doors to bedrooms two and three and to the utility area/stairwell.

Bedroom Two

11'6" x 11'2" (3.53m x 3.42m)

The second bedroom is well proportioned and has a large window to the rear garden, white walls, a neutral carpet and a large, built-in wardrobe complete with mirrored sliding doors.

Bedroom Three

11'3" x 11'2" (3.45m x 3.41m)

Another good-size room, bedroom three is the mirror image of bedroom two, and also features a window to the rear garden, large wardrobe with mirror doors and neutral décor.

Utility Area/Stairwell

9'10" x 6'3" (3.02m x 1.91m)

Maximising the available space, there is plenty of room for washing appliances and overflow fridge and freezer, and the utility area has a practical vinyl floor. A characterful turning staircase ascends to the first floor, creating a double-height space with a Velux window adding natural light to the area.

Bedroom One

22'4" x 13'11" (6.83m x 4.25m)

The primary suite is extremely spacious, with a vaulted ceiling, white décor and a plush neutral carpet. Velux windows provide lovely views over the surrounding rural landscapes to the front and rear, and there is a door to an ensuite shower room, plus a further door to a large storage cupboard and under-eaves storage.

Ensuite

9'6" x 6'7" (2.90m x 2.01m)

Fully tiled in neutral tones with a vinyl floor, the ensuite shower room has a Velux window with a lovely view, a large walk-in shower, vanity basin with storage under and a low-level WC with dual flush.

Outside - Front

The beautiful front garden is full of well-established planting and benefits from a block paved parking area, a resin bound driveway that provides further parking and leads beneath a spectacular pergola, covered with wisteria, clematis, grape and honeysuckle. A large pond is a fantastic feature, and comes complete with a bridge and a water feature. The front façade of Rylstone also benefits from a beautiful virginia creeper, softening the property. The driveway leads on to the side of the bungalow to the garage and car port.

Garage

14'5" x 9'0" (4.41m x 2.75m)

The good-size garage has an up-and-over door and benefits from power and lighting.



Outside - Rear

The rear garden has been created over many years, and is a mix of paved terracing, and pathways between beautiful trees and shrubs, which leads on to an expansive lawn. A lower terrace has a built-in barbecue and makes a wonderful outside seating or dining area, and there is also a substantial summerhouse/cabin in the lower garden, plus a shed and greenhouse. The lawn is large, surrounded by a mix of well-established trees and shrubs. From the lawn, stunning rural views can be enjoyed.

Rylstone presents an enviable opportunity to purchase a substantial home, well-presented and updated, and set in a fabulous semi-rural location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E

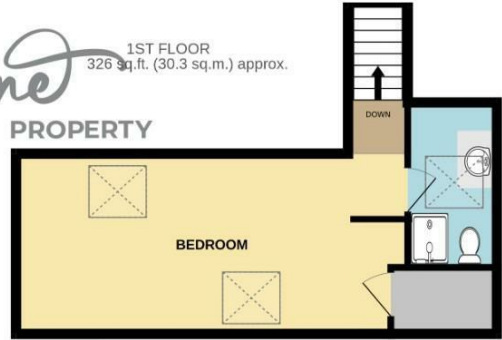
Services: Mains water, electricity, mains drainage, oil and bottle gas



GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.




1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.




TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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.
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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			
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	

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