



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# Fairways

Ryde House Drive, Ryde, Isle of Wight PO33 3FF



**£650,000**  
FREEHOLD



Set in a peaceful position in a highly desirable area of Ryde, this fabulous detached bungalow looks directly over the golf course, and benefits from a flexible layout, a double garage with driveway, and fantastic wraparound gardens.

- Detached home with generous accommodation
- Two/three double bedrooms and two bathrooms
- Well-presented throughout with a soft colour palette
- Sought-after, quiet area, close to the amenities of Ryde
- Potential to reconfigure to suit a new owners requirements
- Stunning position with golf course views
- Well-maintained gardens which wrap around the property
- Double garage and ample driveway parking
- Gas central heating and double glazing throughout
- Network of rural and coastal footpaths on the doorstep

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

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Fairways is a spacious mid-century two/three bedroom detached bungalow, well maintained and presented by the current owner of 14 years, with the opportunity for a new owner to style to suit their own requirements. Set in a rare and enviable position overlooking the golf course, the property is naturally light and bright, with fantastic views and quiet, tranquil surroundings. Accommodation is all on one level and comprises a welcoming entrance hall, a living room with lovely golf course views, a spacious kitchen with a separate utility room, two double bedrooms, both of which are ensuite, a dining room, which could become a third bedroom if required, and a cloakroom.

Occupying a wonderful spot on a private, no-through road in popular Ryde, tranquil coastal walks steeped in history are located in close proximity to the property and include the tree-lined Ladies Walk footpath that provides a lovely amble to the pretty Holy Cross Church, to Binstead Beach and onward to the magnificent Quarr Abbey. Ryde Golf Club is located directly adjacent to Fairways and the town centre is also just a short walk away, providing plenty of local amenities including a selection of boutique shops, convenience stores, a superb choice of eateries and a whole host of family entertainment. Local Schools including the independent Ryde School are all within a few minutes' walk and high-speed foot passenger ferry services are also on the doorstep providing easy access to the mainland, with a regular car ferry service from Fishbourne to Portsmouth just 3.6 miles away.

### **Welcome to Fairways**

From quiet Ryde House Drive, opposite the third tee of the neighbouring Ryde Golf Club, a block paved driveway sweeps between lawns to the smart white façade of Fairways. A storm porch has a light over and covers dark green glazed doors which lead into the entrance hall.

### **Entrance Hall**

*extending to 40'0" (extending to 12.20m)*

The spacious entrance hall is L-shaped, with a neutral colour scheme and carpet. Doors lead off to all rooms, a hatch provides access to a large loft space, and the hallway also benefits from two large built-in cupboards with sliding doors, one of which is home to a Vaillant combi boiler. Double doors feature mid-century patterned glass and open into the living room.

### **Living Room**

*19'11" x 12'10" max (6.09m x 3.93m max)*

Spacious and light, the living room has a large window to the front aspect with stunning views over the golf course. The neutral décor and carpet continues, and there is a decorative fireplace with a light stone hearth.

### **Kitchen**

*14'11" x 10'0" (4.55m x 3.07m)*

The large kitchen is well appointed, with a mix of base and wall cabinets complete with beech doors complemented with dark roll-edge worktops, tiled splashbacks and an attractive wood-laminate floor. An inset 1.5 bowl sink and drainer is set beneath a large window looking over the rear garden, and there is an integrated oven, gas hob and extractor over, plus there is space for a washing machine. There is a door to the dining room and an open doorway to the utility area.

### **Utility Area**

*5'6" x 4'7" (1.68m x 1.42m)*

Perfectly located, the utility area has space for a fridge freezer, and has a fitted worktop with storage and space for a dryer under, plus a tiled splashback. A part glazed door leads out to the rear garden.



### **Dining Room/Bedroom Three**

*13'9" x 10'0" (4.20m x 3.07m)*

The dining room is presented with fresh neutral décor and the wood-laminate flooring flows through from the kitchen. Currently arranged as a dining room, but equally suited to becoming a third bedroom, this space has a large window with views over the rear garden.

### **Cloakroom**

The cloakroom has a window with patterned glass for privacy, laminate flooring, a low-level WC and a wall mounted basin with a tiled splashback and a fitted mirror and light over.

### **Bedroom One**

*14'11" x 14'5" (4.56m x 4.40m)*

The primary bedroom is generously proportioned, with a window to the rear garden, a large, built-in wardrobe and a soft colour scheme complete with a feature wall and neutral carpet. A door leads to an ensuite.

### **Ensuite**

The primary ensuite benefits from a walk-in shower, a pedestal basin with a mirror and light over, a window to the side aspect with patterned glass for privacy, and is finished in a combination of tiling and wood-laminate flooring.

### **Bedroom Two**

*12'11" x 12'5" (3.94m x 3.81m)*

Another good-size bedroom, with a window to the front aspect with lovely views over the golf course, built-in wardrobes, dressing table and cupboards, and is presented in soft neutral tones. A door leads into the ensuite.

### **Ensuite**

The well-appointed ensuite comprises a mix of tiling and laminate floor, has a window to the front with patterned glass, and benefits from a heated chrome towel rail. A white suite includes a bath with heritage style taps, a separate corner shower, a pedestal basin with a mirror and a light over, and a matching low-level WC.

### **Garage**

*25'5" max x 16'1" (7.75m max x 4.91m)*

The integral double garage is a fabulous size, and comes complete with an electric up-and-over panel door, plenty of lighting and sockets, windows to the side aspect and a useful wash hand basin.

### **Outside**

Extensive lawns wrap around the property, and to the front, a wide, block paved driveway is surrounded by colourful mature borders and provides an abundance of private parking. A terrace spans the front aspect of the bungalow, providing a wonderful outside seating area with a panoramic view over the golf course. A low fence separates the rear garden, which is mainly laid to lawn and is enhanced with fabulous, well-established boundary planting. A paved terrace spans the rear of the bungalow, and there is a greenhouse, further borders and a useful integral store room and garden WC situated to the rear of the garage. The property is enclosed on three sides with high quality fencing, with the front aspect left open to maximise the beautiful views.

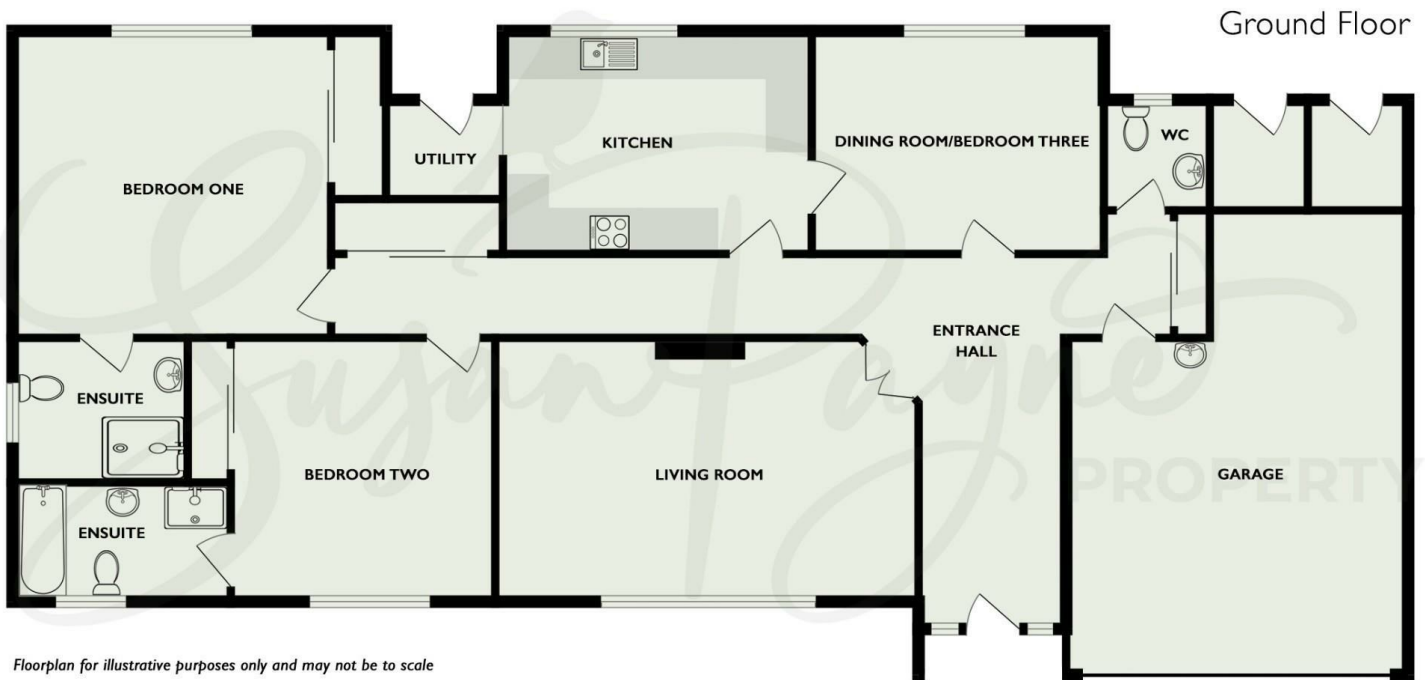
Fairways presents a rare and unique opportunity to purchase a spacious mid-century bungalow, with a versatile floorplan, set in the most desirable of locations. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

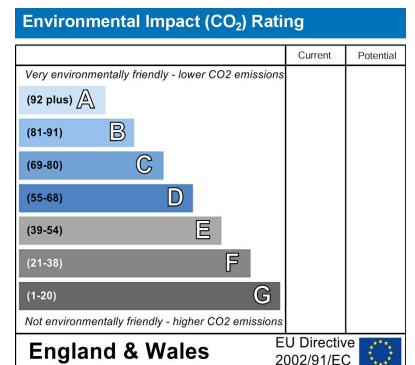
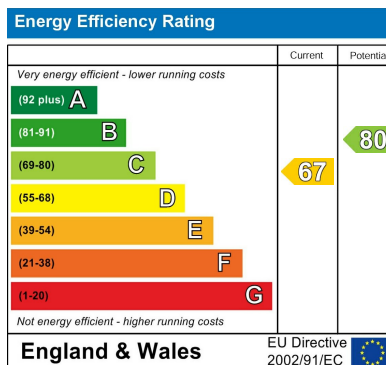
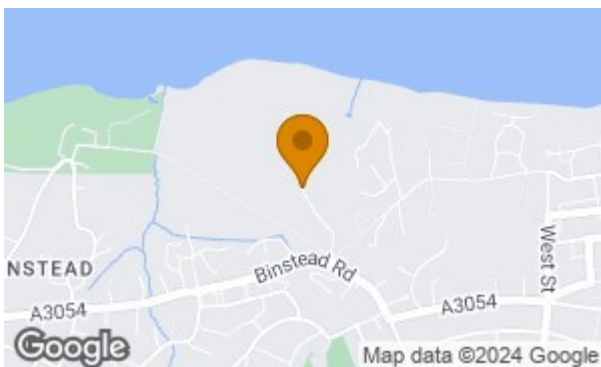
Tenure: Freehold

Council Tax Band: F

Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and may not be to scale



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