



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE



# 8, Northwood Drive

Ryde, Isle of Wight PO33 3AQ



Perfectly positioned within a highly sought-after area with views of the sea, this property presents an enviable opportunity to purchase a substantial family home with the potential to update to suit requirements.

- Price reflects historical subsidence – please see notes\*
- Private position at the top of a sought-after cul-de-sac
- Light, bright ambience and wonderful sea views
- Driveway parking and an attached single garage
- Walking distance to High Street and mainland travel links
- Four bedrooms with the option of a ground floor suite
- Generous room sizes and full of further potential
- Stunning, mature gardens front and rear
- Envious location close to sandy beaches and coastal walks
- Double-glazing and gas central heating

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

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Originally constructed in 1963 and occupied by the current owners for more than 45 years, 8 Northwood Drive represents an enviable opportunity to acquire a substantial family home at a reduced price due to historical subsidence that has now been remedied (please see notes below\*). Generous room sizes combine with an abundance of double-glazed windows to create a home that is filled with light, and the flexible, flowing layout offers fantastic potential to be updated and reconfigured in a number of ways to suit a new owners requirements. Accommodation comprises a glazed porch, a welcoming hallway, a living room, dining room (which could be a ground-floor bedroom), an open plan kitchen/breakfast room, a utility room/shower room and cloakroom on the ground floor, with four bedrooms, most with glorious sea views, a family bathroom and separate WC on the first floor.

The property boasts a prime location at the top of sought-after Northwood Drive, offering stunning views that stretch all the way to the Solent. Northwood Drive is situated just off the historic and desirable Spencer Road area in Ryde, where peaceful coastal walks lead to expansive golden beaches and the amenities of the town centre. Ryde's Union Street and High Street are just a short, flat walk away, providing a variety of boutique shops, convenience stores, and an excellent selection of restaurants. With good local schools nearby, such as the independent Ryde School, this location also offers easy access to high-speed foot passenger ferries from Ryde Esplanade to Portsmouth, as well as regular public transport links connecting the rest of the Island from Ryde Bus Station.

### **Welcome to 8 Northwood Drive**

From the top of popular Northwood Drive, a block paved driveway leads through the front garden which is a wonderful mix of well-established, colourful planting. A glazed porch is perfect for boots and shoes, and has a glazed panel and door into the hall.

### **Hall**

*12'0" x 6'3" (3.68m x 1.92m)*

The welcoming hallway benefits from an abundance of natural light which cascades down the stairwell from a large picture window on the landing. Doors lead to the living room, dining room and to the kitchen/breakfast room, and a further door leads to a useful understairs cupboard, which is also home to the gas boiler.

### **Living Room**

*16'11" x 11'10" (5.18m x 3.63m)*

Light and bright, the living room benefits from triple aspect glazing, with a picture window to the front aspect with views out over the sea, a window to the side aspect and full-width large sliding doors which lead out onto the beautiful rear garden. The room is arranged around a feature fireplace, with a decorative white surround set in a characterful chimney breast.

### **Dining Room**

*11'10" x 10'11" (3.63m x 3.33m)*

The good-size dining room, which is currently in use as a ground floor bedroom, is well proportioned and features a large window to the front aspect with a lovely coastal view, and a built-in bookcase which is set into a recess between the dining room and kitchen.

### **Kitchen/Breakfast Room**

*13'11" x 11'10" extending to 14'11" (4.25m x 3.62m extending to 4.56m)*

Another light and bright room, with a large, south facing window overlooking the rear garden and a further window which enhances the light. There is plenty of space for a dining or breakfast table, plus a dresser, and a door connects to the utility/shower room. The kitchen itself comprises a useful mix of decorative base and wall cabinets, complemented by a roll-edge worktop, tiled splashback and practical vinyl floor. An inset sink and drainer is set beneath the window, maximising the garden views.



### **Utility/Shower Room/Cloakroom**

*9'6" max x 8'3" max (2.90m max x 2.54m max)*

An exceptionally useful space, providing a utility area and with an accessible shower, perfectly located to serve the ground floor. Doors connect to the rear garden and into the garage, and there is a door to the integral cloakroom. The cloakroom is presented in a neutral tone, has a window to the rear aspect and features a wall mounted basin with a tiled splashback and a low-level WC.

### **First-Floor Landing**

*extending to 15'9" (extending to 4.81m)*

The characterful turning staircase is filled with light from the large picture window, and benefits from a stylish mid-century balustrade which leads up to the first floor landing. Doors lead to all four bedrooms, to the bathroom, separate WC and to a useful airing cupboard.

### **Bedroom One**

*12'1" x 10'2" (3.70m x 3.11m)*

The spacious primary bedroom has a large window with a stunning view over the Solent, and comes complete with a range of built-in wardrobes and fitted cupboards.

### **Bedroom Two**

*11'11" x 8'3" (3.64m x 2.52m)*

Another well-proportioned room with fabulous sea views, neutral décor and with the benefit of a built-in cupboard.

### **Bedroom Three**

*9'11" x 8'2" (3.03m x 2.51m)*

A large south-facing window fills bedroom three with natural light and provides an enchanting outlook over the rear garden, and this room also features a built-in double wardrobe.

### **Bedroom Four**

*8'4" x 8'0" (2.56m x 2.44m)*

Currently in use as a fantastic study, the fourth bedroom has a built-in cupboard and a perfectly positioned window with wonderful sea views.

### **Bathroom**

The family bathroom is presented in a combination of neutral tiles, wood panelling and vinyl flooring, and features a window with patterned glass for privacy, a full-size bath with a shower over, complete with a glass screen, a matching pedestal basin and a heated chrome towel rail.

### **WC**

The separate WC is finished in a neutral scheme and has a window with patterned glass, and a low-level dual-flush WC.

### **Outside - Front**

The block paved driveway provides plenty of parking, and leads up to the garage. Colourful borders are a fabulous feature and are packed with well-established planting, and pathways lead either side of the house to connect to the rear garden.

### **Garage**

*15'6" x 8'11" (4.74m x 2.73m)*

The garage is well proportioned, has an up-and-over door, and could offer an opportunity to extend the living space of the property, subject to any necessary permissions.



### **Garden - Rear**

The magnificent rear garden makes the most of its south facing aspect, with thriving plants, shrubs and bushes bursting with colour. The outside space is an interesting mix of lawns, borders and trees, connected with block paved pathways and providing a fantastic array of outside seating and dining areas.

8 Northwood Drive presents a rare opportunity to purchase a family home, full of potential and set in an extremely desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

\*Please note: The property was subject to a subsidence insurance claim in 2018. The cause of the subsidence was identified as two large oak trees which were subsequently removed. The property was monitored for further movement and found to be stable, and a certificate of adequacy was issued in 2023. The property is fully insured with Aviva, with a current premium of £363, however the historic subsidence may reduce the amount of lenders who will mortgage the property.

Tenure: Freehold

Council Tax Band: F (Approx £3,515.30 for 2024/25)

Services: Mains water, gas, electricity and drainage



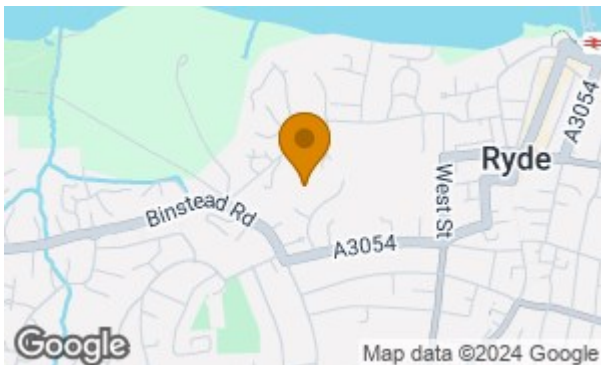
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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 |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 64      | 77        |
|   | 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:**

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