

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Summer Lodge

86 Binstead Lodge Road, Binstead, Ryde, Isle of Wight PO33 3TF



£535,000
FREEHOLD



Occupying a fantastic plot in a convenient location, this two to three-bedroom bungalow is beautifully appointed and maintained with spacious accommodation, a delightful rear garden, and driveway parking with a garage.

- Characterful detached bungalow
- Beautifully maintained and presented
- Mature gardens with outbuildings
- Driveway parking and a garage
- Plenty of countryside walks on the doorstep
- Two to three double bedrooms
- Spacious living accommodation
- Naturally light with neutral décor throughout
- Quiet yet convenient location
- Offered for sale chain free

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

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Surrounded by countryside walks and backing on to a beautiful rural landscape, Summer Lodge has been a loving family home for many years which is evident in the beautifully maintained interiors and grounds surrounding the property. The property offers a sociable family environment, the flowing layout creates fantastic entertaining spaces, and the large loft room presents an opportunity for further development, if desired (subject to gaining the correct planning consent). The accommodation comprises a porch leading into the hall presenting access to two double bedrooms, the living/dining room, the kitchen/breakfast room, and the bathroom. From the entrance hall is access to the loft room. The property also benefits from plenty of outside space, with generous gardens front and rear, terraces providing seating areas, a detached garage, additional storage sheds plus a large summer house, and the neighbouring farmland provides a wonderful outlook.

Located on the outskirts of the popular village of Binstead, just two miles from the centre of Ryde, this fabulous home is ideally situated for mainland ferry links and many other amenities. Glorious coastal and woodland walks are within easy reach including a beautiful amble to the historic Quarr Abbey, a magnificent monastery set amongst acres of countryside with a wonderful tea room and farm shop. The property also benefits from its close proximity to bus stops on the Southern Vectis route number 9 between Ryde and Newport which serves Newnham Road every ten minutes in the daytime. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. Close by in the village of Binstead is a Post Office and general store as well as a family-friendly gastropub. Binstead also benefits from a thriving community centre, two recreational fields and a primary school.

Welcome to Summer Lodge

Enjoying an elevated position over Newnham Road, the property is set back with a privacy hedgerow to the front boundary creating a beautifully private front garden. The driveway can be found to the side of the property and there is a path leading from the pavement up to the house on the other side.

Porch

This handy porch offers space to store coats, shoes, and muddy wellies from long ambles in the countryside, and is a lovely welcome into the home. Another internal door leads through to the hall.

Hall

extending to 19'10" (extending to 6.06m)

Presenting characterful features such as picture rails, this lovely hallway boasts high ceilings which continue through the property and provides access through the bungalow.

Living/Dining Room

22'4" x 14'11" max (6.81m x 4.56m max)

Situated to the rear of the property with lovely views over the garden, this beautifully bright room enjoys triple aspect windows as well as French doors to the side, leading out to the patio. With ample space for both lounging and dining furniture, this room also features a brick fireplace with a large log burner within, which creates a wonderful atmosphere for those cool winter evenings.

Kitchen/Breakfast Room

15'8" max x 10'7" (4.79m max x 3.24m)

Flooded with natural light from the large window to the front aspect, this lovely kitchen space is fitted with neutral base and wall cabinets with a stone effect worktop which integrates a sink and drainer. There is plenty of storage space as well as undercounter space and plumbing for a washing machine, and a large free standing range style cooker with an extractor over. From the kitchen is a door leading to a small porchway which provides access to the garden and an additional w.c. The gas combination boiler can be found here.



Bedroom One

14'10" x 14'2" into bay (4.54m x 4.34m into bay)

Boasting beautiful views over the rear garden, this lovely double bedroom features a characterful bay window to the rear aspect which floods the room with the afternoon sun.

Bedroom Two

15'1" into bay x 14'0" max (4.60m into bay x 4.29m max)

Benefitting from dual aspect windows to the side and a bay window to the front, this delightful bedroom enjoys the morning sunshine and features a fitted hand basin unit to one side.

Bathroom

7'4" x 5'3" (2.25m x 1.61m)

Neutrally decorated and tiled, the space is equipped with a w.c, a pedestal hand basin, and a bath with a shower over. There is a window to the side aspect which allows natural light into the space.

Loft Room

29'8" max x 12'5" (9.05m max x 3.81m)

Accessed from the entrance hall by a wooden ladder style staircase, this fantastic addition to the space is currently set up as a spare bedroom and features four Velux windows to the front, rear and sides, making the most of the amazing views surrounding the property. There is access to eaves storage here plus it gives the new owners the opportunity to utilise the space as a further bedroom, study, or gym (subject to gaining the correct planning consent).

Garden

This mature, well-established garden offers a range of shrubs and trees as well a range of fruit trees. This private garden is surrounded by a mixture of hedging, trees, and walls to create the perfect little oasis to sit and enjoy the sunshine, country birds, and other wildlife that visits the garden. Whilst the garden offers plenty of opportunity to make your own, there is a large patio perfectly positioned for those warm summer afternoons for a spot of al fresco dining or entertaining, whilst a smaller patio space at the top of the garden is the perfect spot to enjoy the sunshine all day long. There are two summer houses making ideal spaces for a games room, gym, home office or business, or even as an outdoor sitting room.

Summer House

19'6" x 13'5" (5.95m x 4.10m)

Located at the top of the garden, this generous space is insulated and benefits from power. The space is currently set up as an additional lounging space but has potential to be utilised in any way.

The Studio

17'2" x 7'4" (5.24m x 2.25m)

Offering plenty of opportunity to utilise in any way, this summer house has been insulated and also offers power. The studio is located just a few steps from the rear of the property.

Garage

16'5" x 8'11" (5.02m x 2.74m)

This handy garage space is well maintained and offers barn doors at the front for access. The space is equipped with power and offers opportunity for a workshop, or storage space.

Parking

This wonderful family home benefits from a long driveway for up to two vehicles as well as a garage for a further, small, car. Additionally, there is unrestricted on-street parking available on Newnham Road and surrounding roads.



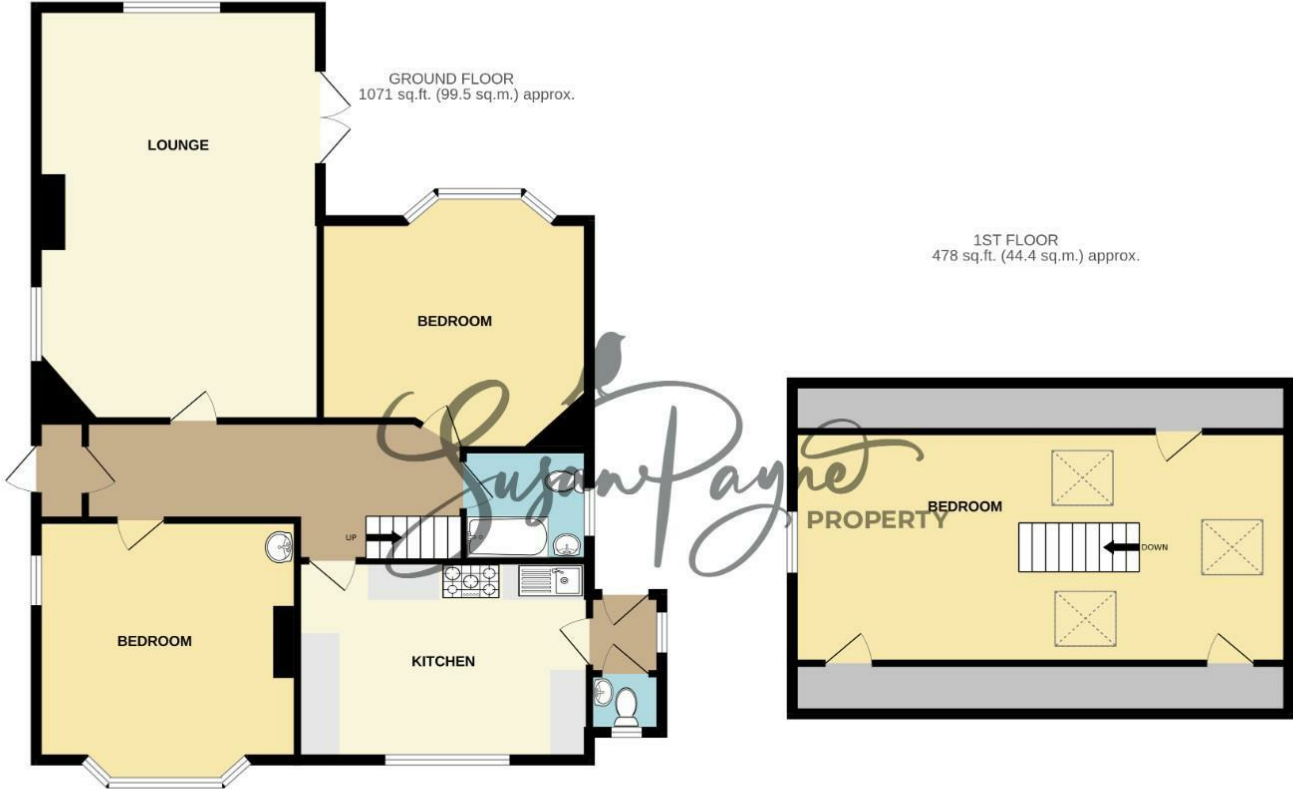
Summer Lodge presents a fantastic opportunity to acquire a spacious two-to-three-bedroom bungalow within a convenient location with potential expand, if desired. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D (approx. £2,433.67 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, electricity, gas



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			<div style="text-align: center;"> 78 54 </div>
(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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