



# Silver Birches

8 Abbots Close, Ryde, Isle of Wight PO33 4EP



**£575,000**  
FREEHOLD



Located in an extremely sought-after area of Ryde in a peaceful cul-de-sac, Silver Birches is a substantial bungalow, full of potential, offered for sale chain-free, and set on a generous, private plot surrounded by well-established gardens.

- Detached bungalow in a desirable, tranquil area
- Four bedrooms and spacious reception rooms
- Garage, carport and large driveway for multiple vehicles
- Close to the extensive amenities of Ryde
- Stunning coastal and rural walks on the doorstep
- Incredible potential to be styled to suit a new owner
- Expansive plot with beautiful gardens and mature trees
- Conveniently located for the mainland ferry to Portsmouth
- Beautiful woodland surroundings full of wildlife
- Offered for sale chain free and ready to move into

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

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In single family ownership for many years, Silver Birches is well proportioned, with useful built-in storage and an abundance of natural light throughout the spacious accommodation. Internally, the property has been well looked after and is well-presented, and also offers a fantastic opportunity for a new owner to style to suit their requirements. Outside there are large, stunning gardens front and rear, with lawns, terraces, well-established planting and spectacular mature trees, which are a haven for local wildlife and also really enhance the privacy of the property. The garden faces west to the rear and south to the side, creating a sunny outlook. A large garage is a useful asset, and attached carport and spacious driveway provide an abundance of parking. Accommodation is all on a single level creating a fantastic flowing layout and comprises a welcoming entrance hall, a kitchen with separate utility room, a dining room with doors into the large living room, a sunroom overlooking the garden, four generously proportioned bedrooms, a family bathroom and a cloakroom.

Abbots Close is located just off of Quarr Road, which provides access to wonderful woodland walks down to the shore, to popular Quarr Abbey, and through the excellent 9-hole golf course at Ryde. An idyllic location, conveniently close to the bustling town of Ryde with its sandy beaches and eclectic mix of shops and restaurants, as well as the Independent Ryde School, which are all within a ten-minute drive away. Just a short walk from Silver Birches, the nearby Binstead village is well serviced by a Post Office and general store, and the local village community centre and a primary school rated 'good' by Ofsted, are situated nearby. The location of the property is also perfectly situated for mainland travel links, with high-speed foot passenger services in Ryde and a regular car ferry service from Fishbourne which is only a 10-minute drive away, as are the sailing clubs and river access at Wootton. Furthermore, this fantastic location provides good connectivity to many Island-wide amenities with the Southern Vectis bus route between Ryde and Newport which serves nearby Binstead Hill every fifteen minutes during the day.

### **Welcome to Silver Birches**

From the idyllic Abbots Close, a quiet cul-de-sac with just a handful of similar properties, the block paved driveway leads through the front garden, beneath the silver birch trees to the front door. The attractive façade of the property is welcoming, with natural stone and smooth cream render combining, complemented by colourful planting, including a stunning lilac wisteria which adorns the car port. A glazed front door leads into the entrance hall.

### **Entrance Hall**

*12'7" x 11'8" (3.84m x 3.58m)*

Spacious and light, the entrance hall features a large double cupboard, perfect for coats and shoes, and features patterned glass panelling to the lounge and a characterful dado rail. Doors lead to the kitchen, living room, cloakroom, to all four bedrooms and to the bathroom, and a hatch provides access to the large loft space.

### **Kitchen**

*12'9" x 10'4" (3.91m x 3.15m)*

The country-style kitchen has a blend of pine base and wall cabinets, complemented with light laminate worktops, contemporary mosaic tiled splashbacks, fresh white walls and neutral vinyl flooring. Twin aspect windows fill the room with natural light, and there is a sink and drainer set beneath the window to the front aspect. Doors lead into the utility room and dining room.

### **Utility Room**

*8'2" x 7'4" (2.49m x 2.24m)*

The utility room also serves as a rear lobby, benefitting from doors to both the front and rear gardens. A small run of base and wall cabinets mirror those from the kitchen, and feature an inset sink and drainer, plus space for additional appliances. The utility room is also home to the regularly serviced boiler and is finished with white walls and a tiled floor.

### **Dining Room**

*13'10" x 10'5" (4.22m x 3.18m)*

Well-proportioned and light, with twin aspect glazing and plenty of space for a large dining set, the dining room connects to the living room via glazed double-doors.



### **Living Room**

*21'5" x 15'5" (6.53m x 4.70m)*

Extremely spacious, the living room has a large window providing wonderful garden views, plus a further door and window which provide access into the sunroom, and a glazed internal panel to the entrance hall. With plenty of room for lounge furniture to be configured to suit a new owner, the living room is centred around a characterful chimney breast which features an ornately detailed fire surround and a dark stone hearth.

### **Sunroom**

*10'2" 8'9" (3.12m 2.67m)*

The sunroom is glazed on two sides, with a lovely outlook over the garden, and features a pitched polycarbonate roof. A door leads out to the terrace.

### **Cloakroom**

Perfectly positioned, the cloakroom has a window with patterned glass for privacy, a heritage style WC and a compact wash basin.

### **Bedroom One**

*13'10" x 12'5" (4.24m x 3.81m)*

The primary bedroom is expansive and light, with a picture window looking over the garden and to the trees beyond. Fitted furniture provides plenty of useful storage, and there is also a vanity basin with a mirror and shaving light over.

### **Bedroom Two**

*12'2" x 11'6" (3.71m x 3.51m)*

Another good-size, light and bright bedroom, with a window to the front aspect, and a vanity basin, complete with a mirror and shaving light over.

### **Bedroom Three**

*13'10" x 7'10" (4.24m x 2.41m)*

Fitted corner wardrobes provide storage in the third bedroom, which also has a window with garden views.

### **Bedroom Four**

*11'8" x 7'10" (3.56m x 2.39m)*

Bedroom four, which would also make a fabulous dressing room, study or hobby room, is well proportioned, and comes complete with a large window to the front aspect.

### **Bathroom**

*7'8" x 6'5" (2.34m x 1.96m)*

Presented in a combination of patterned wallpaper and neutral tiles, the bathroom has a soft pink suite comprising a full-size bath, pedestal basin with a mirror and shaving light over, a matching WC, and there is also a separate corner shower unit. A large window has patterned glass for privacy, and the bathroom also benefits from a mirror cabinet.

### **Outside - Front**

A large lawn with attractive mature trees spans the front of the property, with well-established hedging and trees to either side enhancing the privacy of the plot. The paved driveway provides plenty of private parking, and leads up to the carport and garage.

### **Garage**

*22'10" x 9'4" (6.96m x 2.87m)*

A spacious garage, complete with an up-and-over door, power, lighting, and a door and window to the rear terrace.

**Outside - Rear**

A blend of paved terraces, which provide perfect outdoor seating and dining areas. Expansive lawns are surrounded by fabulous trees and mature hedging to create a private, lush green garden space that is a haven for wildlife. The garden extends into a semi-wooded area at the rear, with remnants of former garden buildings still there. A raised planter adds further interest, and is overflowing with verdant shrubs and trees.

Silver Birches presents a rare opportunity to purchase a substantial bungalow set in this extremely quiet, sought after location. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

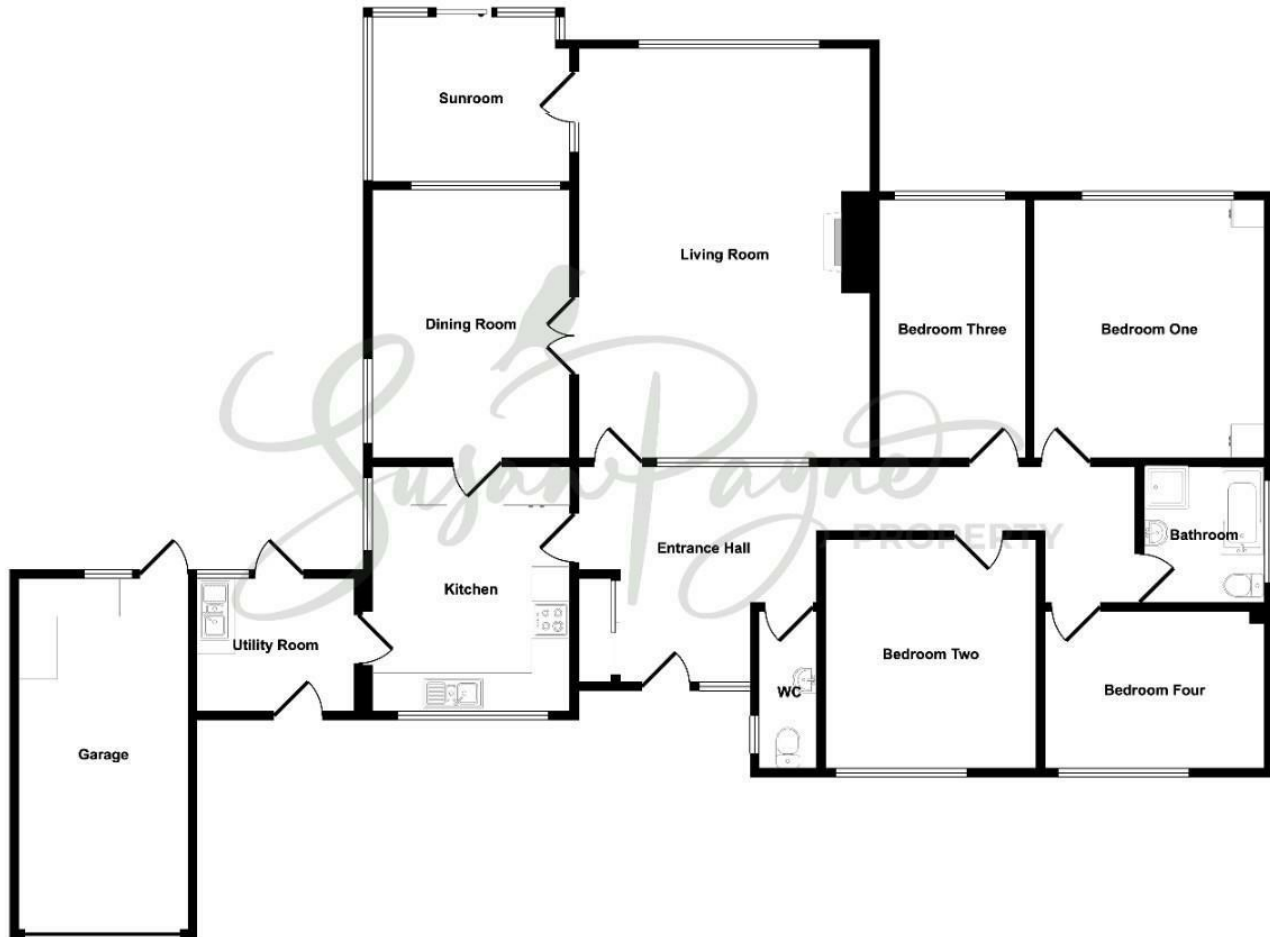
Tenure: Freehold

Council Tax Band: F

Services: Mains water, gas, electricity and drainage

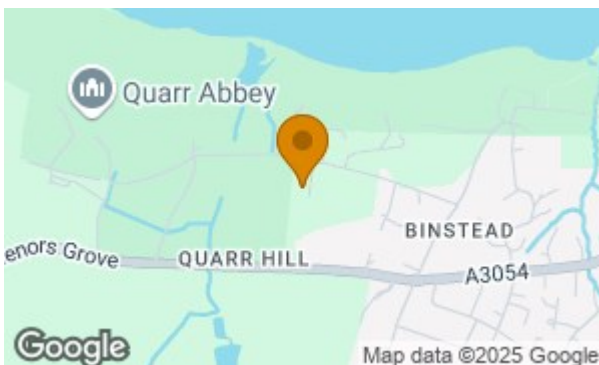


Approx Gross Internal Area  
161 sq m / 1734 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	60	80
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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