



# 4 Roebeck Country

Upton, PO33 4BS



Set in a peaceful and idyllic countryside setting on the outskirts of Ryde, this wonderful two bedroom bungalow is beautifully presented and enjoys an elevated position with fantastic views towards Culver Downs.

- Detached two bedroom bungalow
- Stunning countryside views towards Culver Downs
- Fantastic holiday let/income opportunity
- Rural park setting with ancient woodland and fishing lakes
- Private parking and no through traffic
- Well maintained and updated
- Private patio terrace and a small garden to side
- 365-day occupancy as a second/holiday home
- Close to local amenities, beaches, and mainland ferries
- 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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Having been well maintained and updated by the current owners, this fantastic two bedroom brick built bungalow offers an exciting opportunity to own a second/holiday home in a beautiful, rural park setting. Benefitting from a porch leading into a spacious hallway which provides access to two bedrooms, the shower room, and the open plan living area and kitchen. The far-reaching views to the rear of the property extend across the countryside, all the way to Culver Downs with the rear terrace providing a wonderful place to sit and admire the views. To one side of the property is a garden area with some planting and a grassed area. The communal grounds extend to front of the property providing plenty of greenery and trees which encourages the wildlife in the area.

Roebeck Country Park is located on the outskirts of Ryde and surrounded by amazing rural landscape of the Ashey Valley. The family owned park is very well maintained to ensure a flourishing natural environment for residents and local wildlife to enjoy. For the exclusive use of the residents, there are plenty of well-maintained green areas as well as ancient woodland and two private fishing lakes. The secluded rural setting has countryside walks on the doorstep and the park is also well situated for amenities including boutique shopping on Ryde High Street, restaurants, supermarkets, beautiful sandy beaches, and mainland ferry links – both vehicle and foot passenger. The county town of Newport is just a 20 minute drive away which offers restaurants, a range of shops and supermarkets, and a cinema.

#### **Welcome to 4 Roebeck Country Park**

The charming bungalow features a porch to one side and the parking can be found to the side of the property.

#### **Porch**

The fantastic addition to the property offers space to store coats, shoes and muddy boots from long ambles in the countryside. The door leads into the hallway.

#### **Hall**

Offering access to all the accommodation, this spacious hallway features the loft hatch providing access to a large, boarded loft space which houses the gas boiler and the electrical consumer unit.

#### **Open Plan Living Space and Kitchen**

Flooded with natural light from the large patio doors out to the terrace, the living/dining space provides potential for living and dining furniture plus there is a large opening to the kitchen creating an open plan social space. The kitchen has been beautifully fitted with modern base and wall cabinets with integrated appliances including a fridge freezer, electric oven, washing machine, and dishwasher, plus a gas hob fitted within the quartz worktops. The kitchen provides plenty of storage space, plus there are beautiful views to the front aspect. The space is finished with lovely laminate flooring and neutral décor.

#### **Shower Room**

Fitted with a modern suite comprising a large walk in shower, a vanity hand basin, and a w.c with an integrated cabinet, this neutral shower room features an obscure glazed window to the side aspect and a white heated towel rail.

#### **Bedroom One**

Neutrally decorated, this double bedroom benefits from an obscure glazed window to the front aspect plus the space is carpeted.

#### **Bedroom Two**

Offering potential to be utilised as a double or twin bedroom, this space continues the same décor as bedroom one and also features an obscure glazed window to the front aspect.



### **Outside**

To the rear of the property is a lovely patio terrace which makes the most of the fabulous views across the surrounding countryside. There is ample space for outdoor furniture, plus there are a few steps down to a little garden area to the side.

The communal gardens wrap around the rear of the bungalow and offer ample outdoor space to enjoy the many trees, shrubs and plants, and the wildlife that enjoy them too. With fishing lakes and ancient woodland close by, Roebeck Country Park offers a peaceful and relaxing environment for residents to enjoy.

### **Parking**

The bungalow offers parking for one vehicle to the side of the property.

4 Roebeck Country Park offers an exciting opportunity to acquire a two-bedroom brick built bungalow on the wonderful Roebeck Country Park site. A viewing is highly recommended with the sole agents, Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Term: 90 years remaining (99 year lease)

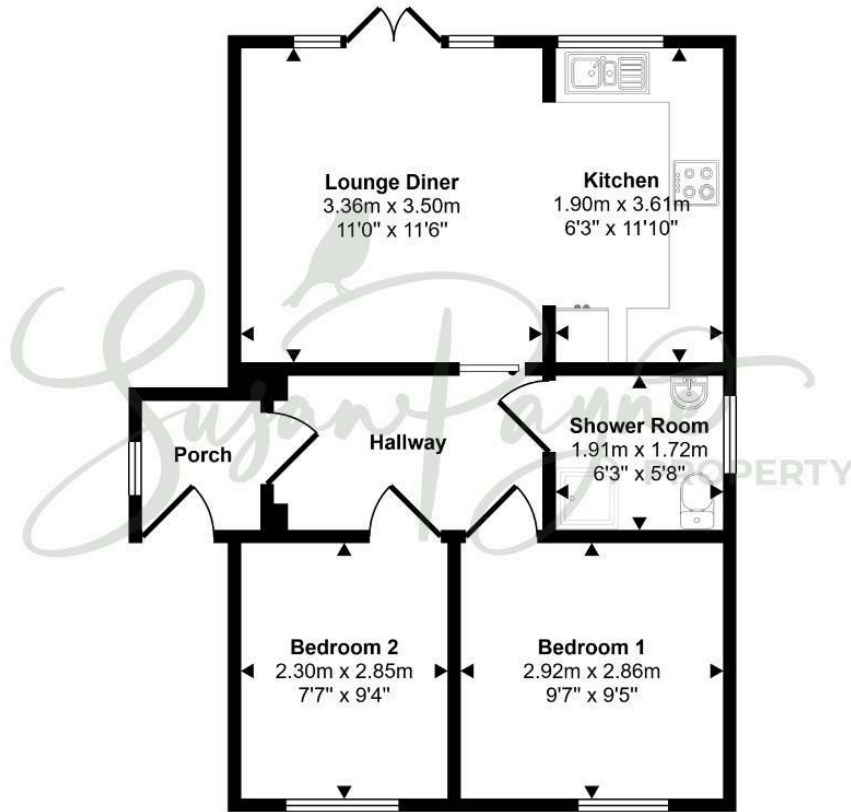
Site Fees: £3115.00 +VAT per annum (inclusive of ground rent charges)

Council Tax Band: B (approx. £1881.84 pa – Isle of Wight Council 2025/2026)

Services: Mains water and electricity, LPG gas, small domestic sewage treatment plant

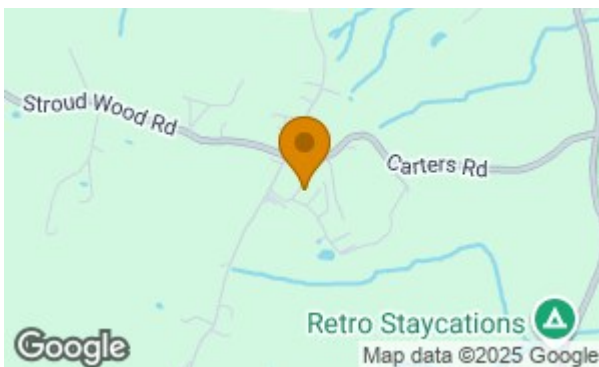


Approx Gross Internal Area  
47 sq m / 506 sq ft



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		
55		
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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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