



# 4 Victoria Mews

Quarry Stone Close, Binstead, PO33 3AZ



Positioned within a desirable development close to village amenities, this well-presented four-bedroom family home is beautifully arranged over three floors and comes complete with a sunny garden and allocated parking.

- Modern four-bedroom mid-terrace townhouse
- Well maintained and beautifully presented
- Exclusive small development of only 7 houses in a gated community
- Easy walking distance to local village amenities
- Beautifully arranged over three floors
- Two bathrooms and ground floor cloakroom
- Fully enclosed, low maintenance, sunny garden
- Short drive to Ryde and mainland travel links
- Allocated parking for two vehicles
- Offered for sale chain free

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

Preview our newest listings first!  
Search on Facebook for:  
 Susan Payne Property  
Home Hunters

**rightmove**

**Zoopla**

**OnTheMarket.com**

**PrimeLocation**



You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Offered for sale chain free, this beautifully maintained four-bedroom home accessed by double electric gates offers spacious interiors perfect for modern day living. The accommodation comprises an entrance hall providing access to the cloakroom, kitchen-diner, and to the living room. There is access to a large understairs cupboard. The stairwell from the entrance hall leads up to the first-floor landing which offers two double bedrooms, a single bedroom, the family bathroom, plus a large airing cupboard and a cupboard containing the water tank. The second stairwell leads up to the primary suite offering a generous bedroom and an en-suite shower room. Additionally, this practical home offers the convenience of a ground floor cloakroom and a main family bathroom, providing ample facilities for busy family life in the mornings. Further sought-after features of this house include allocated parking for two vehicles and a low-maintenance rear garden that offers a fully enclosed, safe environment for children and pets.

Located within this exclusive development within a popular area of Binstead, this beautiful home is situated less than two miles from the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops, golf course and an exciting range of restaurants and bars. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastro pub with an incorporated farm shop. The local community centre and Ofsted rated 'good' primary school, are situated nearby, as well as a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service under two miles away. Providing good connectivity to many island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

#### **Welcome to 4 Victoria Mews**

Beautifully designed with its attractive light-coloured brickwork and a charming dormer window perched on the top floor, this beautiful mid-terrace townhouse has a smart front garden edged with ornate metal railings enclosing the space.

#### **Entrance Hall**

The entrance hall provides a welcoming, well-presented space with a wooden floor and neutral décor which continues through the ground floor. This space has a series of coordinating white doors which lead to the living room and kitchen-diner, a cloakroom and an under-stair cupboard providing ample storage space.

#### **Kitchen-Diner**

This modern kitchen provides space to arrange a dining set by a bay window to the front aspect and has fully fitted base and wall cabinets in a sleek, modern design. The gloss-white cabinets offer a combination of drawers and cupboards as well as integrated appliances including a dishwasher, an electric oven and a coordinating hob with a cooker hood located above. There is under-counter space for a washing machine, and end of counter space for a fridge freezer.

#### **Living - Dining Room**

Continuing the wooden flooring, this room could be utilised as a living room or as a lounge-dining room depending on the new owners' preferences. The space is naturally lit by a window and French doors to the rear aspect.

#### **Cloakroom**

Fitted with a modern white suite comprising a w.c. and a wall-mounted hand basin, this is an essential to any family home.

#### **First Floor Landing**

A staircase leads to a first floor landing which creates access to two double bedrooms, a single bedroom and a family bathroom. Two recessed cupboards with one housing a hot water cylinder and the other providing handy storage space for linen. Providing continuity, this area continues with the carpet from the staircase which also flows into all three bedrooms and a further staircase to the second floor bedroom.



**Bedroom Two**

Neutrally decorated, this double bedroom features a window to the rear aspect and benefits from a recessed double built-in wardrobe.

**Bedroom Three**

Following the same theme and features from bedroom two, this double bedroom enjoys a window to the front aspect and a double built-in wardrobe.

**Bedroom Four**

Previously utilised as a home office, this single room features a window to the rear aspect.

**Family Bathroom**

Neutrally finished with wall tiles and a wood effect flooring, this modern suite comprises a shower over bath, a wall mounted hand basin, and a w.c, plus there is an obscure glazed window to the front aspect and the pace is warmed with a chrome heated towel rail.

**Principal Bedroom**

Occupying the second floor, the principal bedroom offers ample space for bedroom furniture as well as enjoying a window to the front aspect. There are two storage cupboards, one housing the gas combination boiler, plus there is access to the en-suite shower room.

**En-Suite Shower Room**

A large obscure glazed window to the rear aspect, this neutral en-suite comprises a shower cubicle, a w.c, a wall mounted hand basin, and a chrome heated towel rail. The space is finished with a white tiled floor.

**Garden**

Fully enclosed and benefitting from a low maintenance finish, this garden offers plenty of space to enjoy the sunshine whilst featuring borders to plant, if desired. The French doors from the living room open directly onto the patio which enjoys the morning sunshine, making it the perfect spot for breakfast. The decking area can be reached by a couple of steps up from the patio and enjoys sunshine for most of the day.

**Parking**

The property benefits from two allocated parking spaces within the communal parking area which is enclosed by electronic gates.

4 Victoria Mews offers a fantastic opportunity to acquire a modern family home with potential to make your own, benefitting from a low maintenance garden, and parking for two vehicles. A viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

Tenure: Freehold

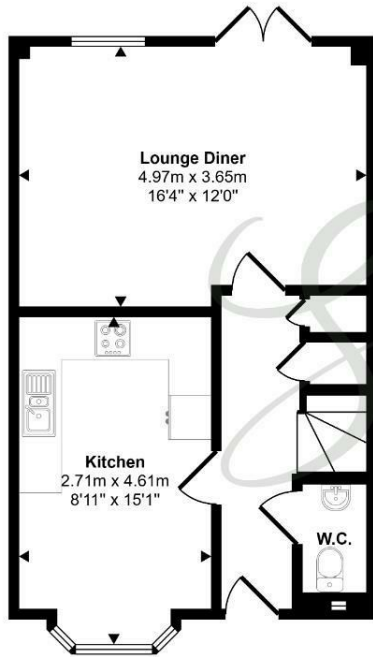
Council Tax Band: D (approx. £2,551.65 pa – Isle of Wight Council 2025/2026)

State Charges: Approx. £200 per annum


Services: mains water, drainage, electricity and gas



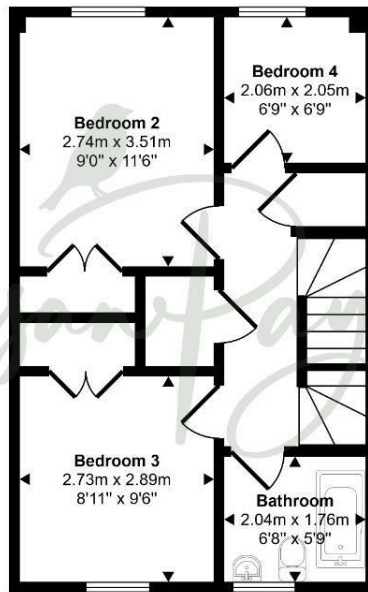
Approx Gross Internal Area  
106 sq m / 1142 sq ft



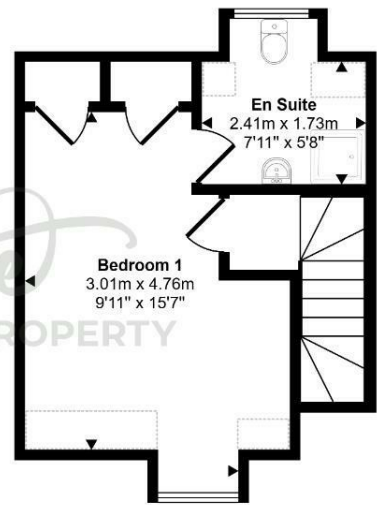
Ground Floor  
Approx 40 sq m / 429 sq ft

 Denotes head height below 1.5m

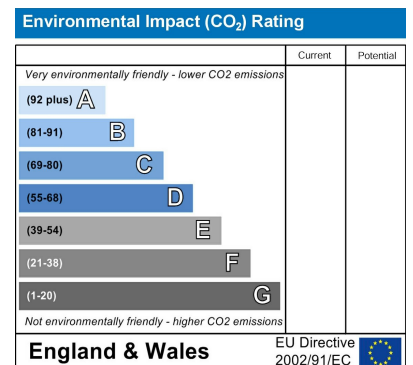
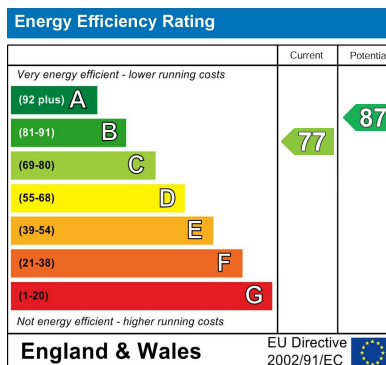
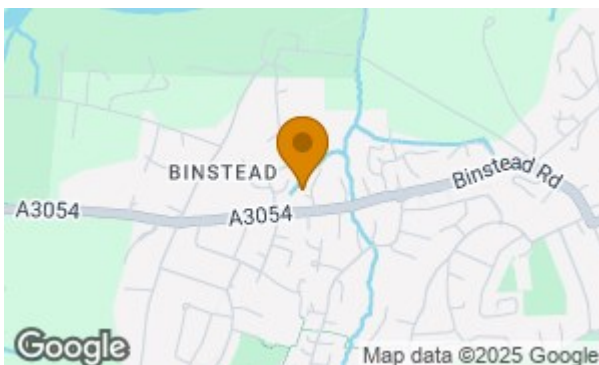
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor  
Approx 39 sq m / 423 sq ft



Second Floor  
Approx 27 sq m / 291 sq ft



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. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.