



BEECHWOOD COTTAGE
PLAYSTREET LANE, RYDE, ISLE OF WIGHT



A three bedroom property set within substantial lawned gardens and with distant view to The Solent.

Beechwood Cottage is a charming period property built it was believed for the gardener of the neighbouring Solent House, situated within particularly private and tree lined gardens extending in all to half an acre. The cottage has plenty of character with red brick elevations beneath a tiled roof and sitting at the rear of the plot where splendid garden views can be enjoyed from all principal rooms including views to The Solent.

The amenities of Ryde including a range of shops, restaurants and fast passenger ferry links to the mainland are all within easy reach. The FastCat provides a 15 minute crossing direct to Portsmouth mainline rail station with frequent trains to London Waterloo. The well regarded independent school Ryde School is within walking distance. Ryde also has a small marina; excellent sandy beach whilst nearby Seaview offers sailing facilities

Accommodation

GROUND FLOOR

Entrance

Porch with glass fanlight opens to;

Open-plan Kitchen and Dining Room

With vaulted ceilings and Velux window. The kitchen is well equipped with a comprehensive range of under-counter and wall-mounted storage units incorporating a stainless sink with mixer tap over, four ring ceramic hob, oven with extractor over in addition to built-in washer/dryer machine, fridge and freezer.

Sitting Room

Dual aspect room with doors onto the garden and ornate stone fireplace.

Bedroom 3

With garden views.

Shower Room

With shower, vanity unit wash basin, mirror with lighting, heated towel rail and W.C.

First Floor

Stairs rise to a first floor with two double bedrooms, both are good sized with garden outlook in addition to a shower room with pedestal wash basin, heated towel rail, illuminated mirror, shower and W.C.

Outside

Siting within a walled and tree lined garden Beechwood Cottage has a wonderfully green and private setting. The gardens are largely laid to lawn with a well-stocked bed running along the rear wall. There is plenty of parking and outdoor entertaining space with a large paved terrace.

Access

Access to the property is shared with the neighbouring Solent House with Beechwood Cottage benefiting from a right of way over the initial part of the drive.

Services

Mains electricity, gas, water. Drainage is to a private septic tank shared with Solent House. Heating is provided by gas-fired combination boiler and

Tenancy

Freehold

Directions

Beechwood Cottage can be found approximately 300 metres along Playstreet Lane heading away from Ryde on the left just passed the Lawned Tennis and Croquet Club.

Postcode
PO33 3LJ

Viewings

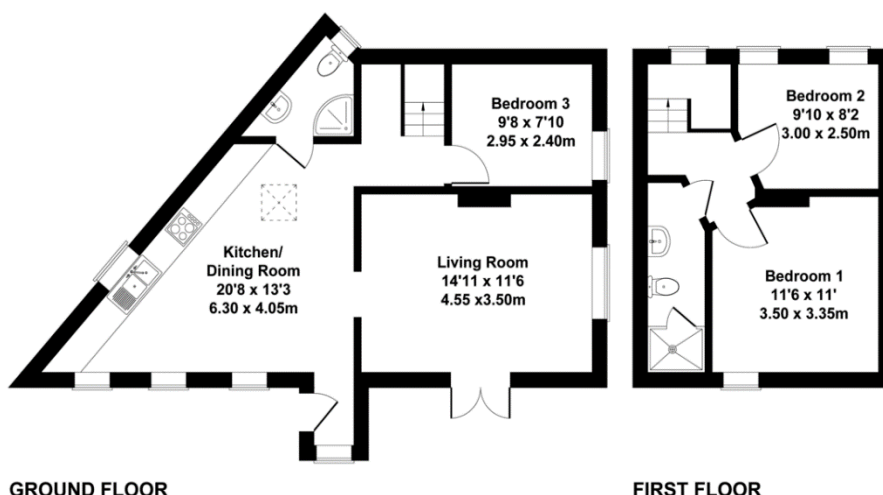
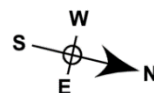
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

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Approximate Gross Internal Area
872 sq ft - 81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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