

SPENCE WILLARD



52 Spencer Road, Ryde, Isle of Wight



*A substantial and elegant family property with views to The Solent and enclosed gardens situated in the popular Spencer Road location within easy reach of Ryde School and mainland ferry links*

VIEWING:

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



**ACCOMMODATION**

Reception Hall | 4 Substantial Reception Rooms including: Drawing Room | Dining Room | Kitchen | Sitting Room | Study Gym | Games Room | Workshop | 2 Stores

Up to 7 Double Bedrooms | 4 Refurbished Bathrooms Cloakroom | Boot Room | W.C.

Enclosed and Walled Gardens | Gated Entrance and Driveway

**HOUSE**

With far reaching Solent and mainland views this Grade II Listed Georgian House has been sympathetically modernised and enhanced to provide a comfortable family home. Situated just a few moments' walk from the local town of Ryde, this fine house retains a wealth of period charm and character, having been renovated with all new bath and showerrooms, internal décor throughout including a lower ground floor providing further family rooms or ancillary accommodation.

The internal spaces offer wonderful character and original features including a grand entrance hall and particularly high 3-meter ceilings throughout the impressive reception rooms. The fabulous light filled drawing room also boasts a fireplace and has original sash windows with wooden shutters and double doors to a well-proportioned **DINING ROOM**.

A large **KITCHEN/BREAKFAST ROOM** has been modernised and benefits from Solent views and incorporates a large peninsular breakfast bar with oak worktops in addition to a range of shaker style storage units with space for a range cooker and dishwasher. A useful **PANTRY / DINING SPACE** is provided in a room to the side with plenty of further shelving and storage space.

A sweeping staircase with hand carved rail leads to the first floor with four superb double bedrooms and two new bathrooms.







The **PRINCIPAL BEDROOM** has floor to ceiling windows overlooking balcony and gardens and out to The Solent while there are a further **THREE BEDROOMS** and a **SHOWER ROOM** on the second floor. With its own entrance the lower ground floor boasts a range of **RECEPTION** space, a **BEDROOM** and **SHOWER ROOM** making it particularly versatile for use as ancillary accommodation or a stand-alone flat.

#### **GROUNDS**

The attractive building with rendered elevations and a beautiful verandah stretching the entire front of the house overlooking south facing walled front gardens with gated access through a large stone wall. There is driveway space behind electric gates to one side and access on both sides of the house to a large rear lawn with raised vegetable planters in one corner. Gated access onto St Georges Close leads to a further gate offers access to the beach for neighbouring residents only.

#### **THE ISLE OF WIGHT**

Known as the 'Garden Isle' because of its beautiful landscape, the Isle of Wight is home to miles of unspoilt beaches, rugged coastline and glorious countryside.

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

#### **RYDE**

Situated on the sought-after Spencer Road, within a Conservation Area, 52 Spencer Road benefits from being located in an attractive position, just a short walk from the beach and within a couple of minutes' walk of a gated access to Ryde School, off Spencer Road. The amenities of the town including a range of shops and restaurants, together with high-speed ferry services are all within easy walking distance. There are frequent crossings on the passenger ferry service to Portsmouth (taking about 20 minutes) and to Southsea on the hovercraft (taking about 12 minutes). Ryde also has a large sandy beach, popular for swimmers and kite surfers as well as having a small marina.

**SERVICES** Mains electricity, drainage and water. Heating is provided by gas fired boiler and delivered via radiators.

**TENURE** The property is offered freehold.

**POSTCODE** PO33 3AD

**VIEWINGS** Viewings by appointment with the Joint Sole Agents Spence Willard.



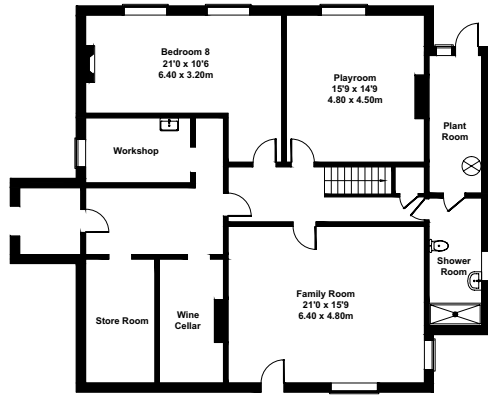




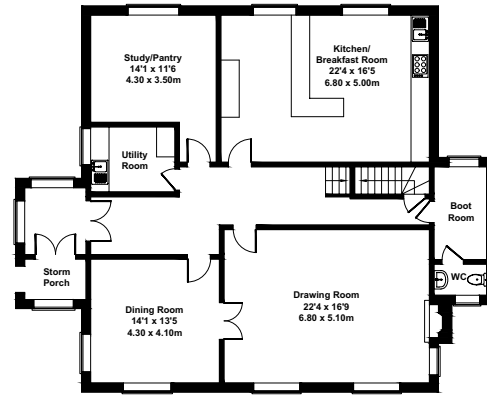




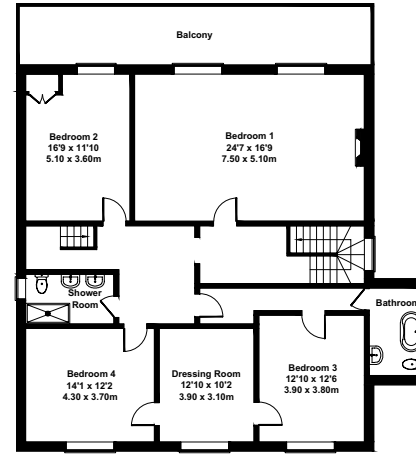
**52 Spencer Road**  
Approximate Gross Internal Area  
9608 sq ft - 521 sq m



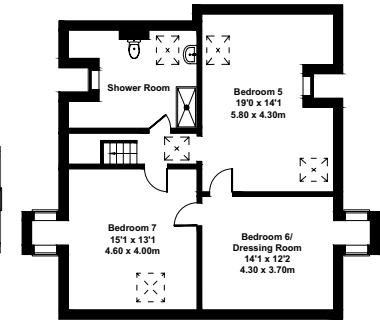
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**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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