

SPENCE WILLARD



3 Abbots Close, Binstead, Ryde, Isle of Wight, PO33 4EP

A well-appointed four-bedroom home with gardens and garaging in a tranquil sought after location among ancient oak woodland.

VIEWING

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Situated on a cul-de-sac in one of the most beautiful parts of the island, this substantial four-bedroom bungalow offers a wealth of space in a highly unique and highly appealing, private yet convenient location. The property enjoys plenty of family space including a large dual aspect sitting room, separate dining room and also a kitchen with a further four double bedrooms, bathroom and separate W.C. A utility room links to the garage and there is off-road parking at the front along with carport.

This sought after and secluded coastal area benefits from excellent walks and cycle routes directly from the property to both the beach and the countryside surrounding Quarr Abbey, yet is within easy access of mainland ferry connections and Ryde School. Situated well away from main roads the area attracts a range of wildlife and both the golf course at Ryde and the sailing club in Fishbourne can be accessed without going onto main roads. Nearby Ryde has fast passenger ferries to Portsmouth and Southsea (about 15 minute crossings) and wide range of shops and restaurants, a marina, excellent beach as well as Ryde School. Abbotts Close is readily accessible to the car ferry and the popular Royal Victoria Yacht Club at Fishbourne, together with the deep-water moorings on Wootton Creek.

Accommodation

Entrance

A stone path leads to a storm porch covering a uPVC door with glazing to the side.

Hallway

A large space with integrated cloakroom cupboards and plenty of space for storing coats and boots. Glazing and door through to the sitting room transfers natural light. Hatch accessing large loft space.

Kitchen

A well-appointed kitchen incorporating a full range of under-counter and wall mounted storage units including 'Slide and Hide' Neff oven and grill along with four ring Neff ceramic hob. Composite stone worktops with a stainless-steel Franke sink with mixer tap over, there is space and plumbing for a dishwasher, fridge, freezer and tiled splashbacks.

Utility Room

With access to the garden and driveway with tiled floors and further worktop covering. Space and plumbing for washing machine, tumble dryer and storage units as well as a stainless steel sink, tiled splash backs and wall-mounted Worcester gas fired boiler.

Dining Room

Excellent dual aspect windows overlook the garden. Tiled floors and spot lighting.

Sitting Room

A room of excellent proportions with feature stone wall with gas fire set upon a stone hearth. Dual aspect windows and patio doors access the rear garden.

W.C.

With tiled floors and walls, hidden cistern W.C. vanity unit wash basin and heated towel rail.

There are three large double bedrooms and a fourth which is slightly smaller with a rear aspect. There is a family bathroom incorporating panelled bath, separate shower, heated towel rail, vanity unit wash basin and W.C.

Outside

Sat well back from the road behind a large front lawn with mature and colourful shrub boundary, there is an asphalt driveway with parking for several cars in front of a carport and garage. The rear enclosed garden with south easterly aspect incorporates a large patio and plenty of lawn with outlook including an array of mature oak trees beyond. A garden pond has a stone surround believed to have been constructed from stone originating from the Cisterian Monastery formerly part of Quarr Abbey. An integrated garage with up and over door provides additional storage with access to the garden and wall-mounted storage units.

Services

Mains electricity, water and drainage. Heating is provided by gas fired Worcester boiler located in the utility room and delivered via radiators.

Tenure

The property is offered Freehold.

Council Tax

Band F

EPC Rating

D

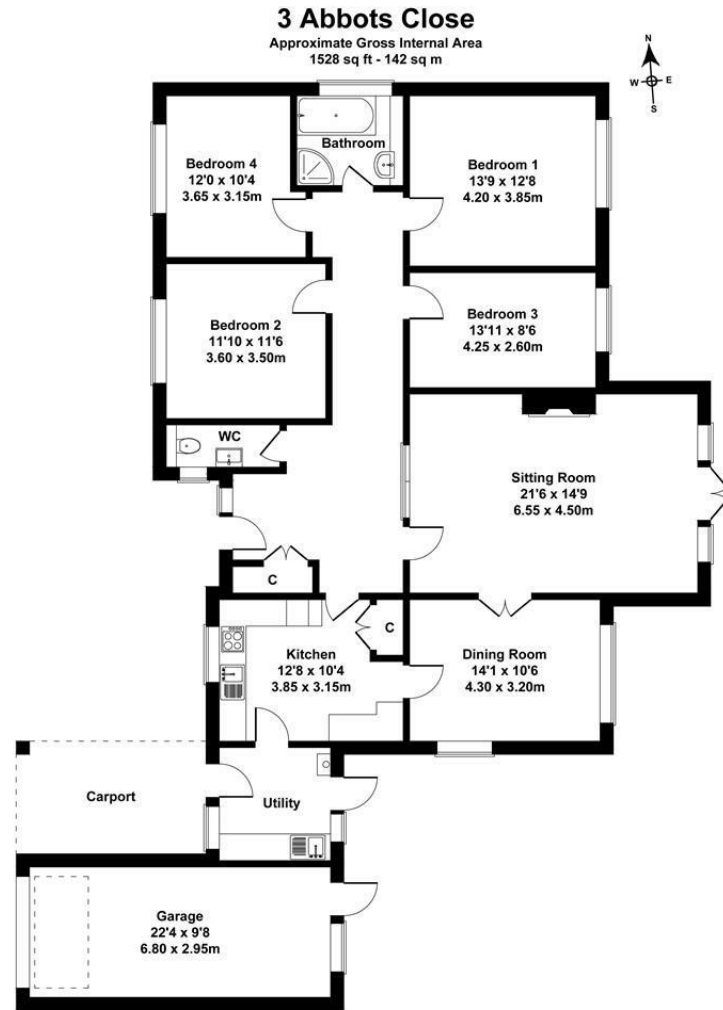
Postcode

PO33 4EP

Viewings

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





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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