

SPENCE WILLARD



The Slip Garden Swaylands Close, Ryde, Isle of Wight, PO33 1FA

*A contemporary home in this desirable gated development overlooking its own incredible partially walled gardens and benefitting from an attached garage and a high specification finish.*

VIEWING

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Constructed in 2017 and with the benefit of the balance of a 10year (NHBC) new build warranty. The Slip Garden is found in an enviable position at the end of this desirable development of seven modern homes and overlooking its stunning gardens and beyond to mature trees in every direction. This impressive and spacious family home takes its name from its situation located just outside the walled garden of the former Westridge House which dated back to the 1830s. Combining a range of light open plan spaces including a fantastic garden room, attached garage and large driveway the house is equipped with a range of features and comforts including a well-appointed kitchen, underfloor heating and hard landscaped path and driveway. Furthermore, it enjoys the benefit of gardens extending to 1/3 of an acre wrapping around the house, giving a remarkably pleasant outlook and the feeling of privacy and rural tranquillity and an opportunity to observe the visiting birdlife and red squirrels as well as space for vegetable growing, fruit trees and a welcome sunny aspect.

The property benefits from easy access to both nearby Ryde and Seaview. Ryde has a good range of shops, restaurants, a marina, an excellent sandy beach and Ryde School. The pretty coastal town of Seaview has a popular sailing club and a further beach ideal for a range of water sports and there is a golf course nearby at Westridge and also Ryde. The property has easy access to the Fishbourne to Portsmouth car ferry (about 3 miles away) and taking around 40 minutes in addition to the FastCat and Hover high speed pedestrian crossings from Ryde to Portsmouth and Southsea with connecting trains to London Waterloo, the entire journey time taking just over 2hrs.

#### Accommodation

##### Ground Floor

###### Entrance

A pathway leads to a storm porch over a composite door with sidelight.

##### Hallway

Engineered oak flooring runs throughout the downstairs and there is a large cloakroom cupboard also housing gas fired boiler and unvented cylinder. Under stair cupboard.

##### W.C.

With heated towel rail, wall-mounted wash basin and W.C.

##### Open Plan Kitchen/Dining and Living Area

An excellent family space with kitchen boasting a comprehensive range of under counter and wall mounted floor to ceiling storage units as well as a central island with breakfast bar incorporating Neff induction hob and also a twin bowl under-mounted stainless steel sink with mixer tap and instant boiling tap over. Mid-level 'slide and hide' Neff oven, plate warming drawer and microwave/grill in addition to an integrated full height fridge and separate freezer. The living area and dining room occupy the large open space beyond the kitchen and enjoy a garden view.

##### Garden Room

This is a superb addition to the house, incorporating dual aspect full width sliding doors enabling a stunning outlook and access to the garden.

##### First Floor

Stairs with subtle guide lighting rise to a light filled galleried landing with vaulted ceilings and an airing cupboard. There are three excellent double bedrooms, two of which have built in wardrobe storage and ensuite bathrooms. The principal room enjoys a vaulted ceiling and a well-equipped ensuite and a family bathroom consists of a bath, shower over, vanity unit wash basin and W.C.

#### Outside

The magical partially walled gardens are a fantastic feature offering a fascinating backdrop to this attractive home. At the front a path and drive are bordered by a small meadow incorporating Oxide Daisies, Buttercup and Agapanthus among other wild sewn flowers and a Rose climbing the front elevation. The principal and very secluded garden is fully enclosed and includes a beautiful Victorian brick wall stretching across the end of the garden facing the house. The wall is one side of the walled garden of a large house that once stood near here. The owners of The Slip Garden have invested hours of time and effort and plenty of thought and expenditure over the past seven years introducing and propagating various plants, shrubs and trees to make this fascinating outdoor space. In every direction there is something going on with wild meadows offering a blaze of coloured annual and perennial flowers in amongst lawns. The tall fences are completely hidden by hardy fuchsias, climbing and rambling roses, spring and summer flowering clematis, honeysuckle, jasmine, passionflower and solanum. As well as rhubarb, gooseberries, plums and greengages there are several young fruit trees including olive, apple, pear and cherry. In the southern corner, which is backed by a mature hedge full of native British plants including wild roses, there is a range of raised vegetable planters and two compact, glass, grow houses. The curators of this garden have taken pride in nurturing the space using zero chemicals and have succeeded in creating a vibrant garden containing a rich balance enjoyed by a wealth of insects, red squirrels and a remarkable number of different visiting birds including great spotted and green woodpeckers, goldfinches, greenfinches, long-tailed tits, song and mistle thrushes as well as starlings and jackdaws. Great tits, blue tits, dunnocks, blackbirds and robins nest in the more mature shrubs and trees around the garden. At the foot of the garden is a concealed area for clippings, compost and a garden shed.

#### Garage

Adjacent to the house is a double garage with window and door to the rear, with remote operated roller door and is currently partitioned to offer ¼ store and ¾ workshop.

#### Services

Mains electricity, water and gas. Heating is provided by gas fired boiler and unvented cylinder located in the cloak cupboard and delivered via underfloor heating on the ground floor and radiators upstairs. There is a district waste processing plant for the development of seven houses in addition to three neighbouring houses (ten in total).

#### Tenure

The property is offered freehold and there are maintenance charges of approximately £300pa for the 7 properties in the estate covering emptying and maintenance of the waste processing plant, lighting of the access lane and electric gates and insurance.

#### Council Tax

Band E

#### EPC Rating

TBC

#### Tenure

The property is offered freehold.

#### Postcode

PO33 1FA

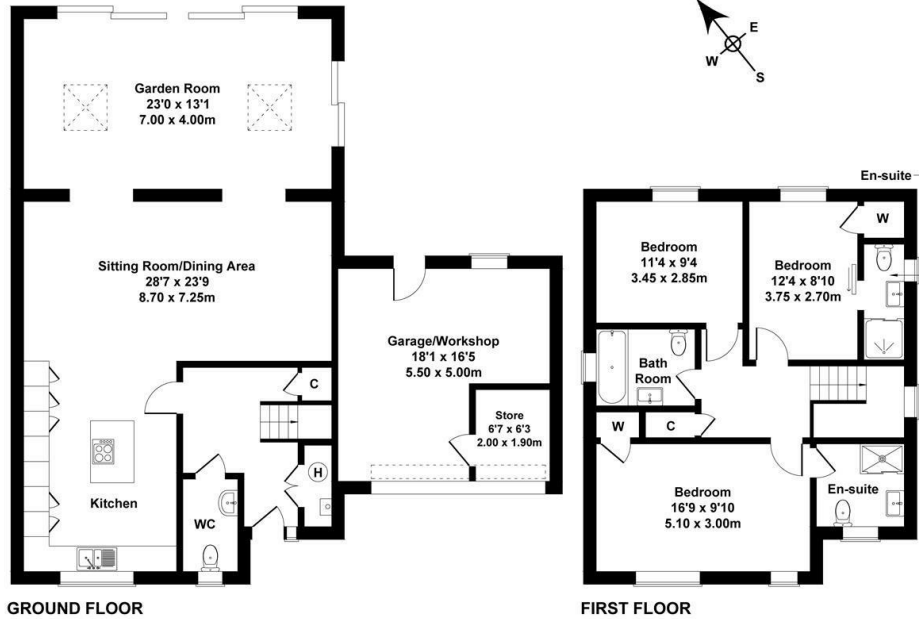
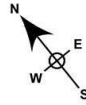
#### Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



## The Slip Garden

Approximate Gross Internal Area  
1916 sq ft - 178 sq m  
(Including Garage)



**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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