

# SPENCE WILLARD



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



*Nestled amongst ancient woodland, in a quiet cul-de-sac yet conveniently located in this sought after part of East Wight, this spacious property enjoys fantastic private gardens.*

VIEWING

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With modern construction in approximately 1990, 4 Abbots Close has a combination of brick and stone elevations with a clay tile roof and is set back from the road, with a large block paved driveway and garage. Gardens are beautifully private with outlook over woodland to the rear. The house is fully modernised and spacious with a large hallway, open plan living, dining area, separate kitchen and utility. All principal rooms enjoy splendid garden views and there are three double bedrooms, two of which are ensuite and a separate W.C. whilst beautifully landscaped gardens wrap around the property with an attached garage and outbuildings making for an excellent package all around.

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. Abbots 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 path leads to a covered storm porch over a timber front door with side light. Wisteria climbing a terrace to the side.

##### Hallway

A spacious hallway with hatch accessing a large loft space. Deep airing cupboard with shelving and racking.

##### W.C.

With wall mounted pedestal wash basin and hidden cistern W.C.

##### Kitchen / Breakfast Room

Boasting a full range of undercounter and wall-mounted storage units with 1.5 bowl composite sink with mixer tap over and 'insinkerator', a five ring gas Neff hob with extractor over, mid level double Neff oven, microwave and grill. Tiled splashbacks and integrated Neff dishwasher and undercounter fridge.

##### Utility Room

A further range of wall mounted storage units with worktop over space and plumbing for washing machine and tumble dryer. There is also a stainless steel sink and space and plumbing for a fridge/freezer.



#### Open Plan Dining Room and Living Area

A superb living space with dining area and large sitting room with bi-folding doors to the terrace and gardens. Contemporary Charnwood log burning stove set on a slate tile hearth.

#### Bedroom 2

A large double bedroom with ceiling fan, built in wardrobe storage with sliding doors and garden outlook. Ensuite access to the shower room.

#### Family Bathroom

A modern suite including vanity unit wash basin, heated towel rail, shower and W.C.

#### Bedroom 3

A good size double with garden outlook.

#### Bedroom 1

The principal room has views over the garden terrace and access to a large ensuite shower room with shower, vanity unit wash basin, heated towel rail and tiled walls.

#### Outside

Set back from the cul-de-sac in a large corner plot, 4 Abbots Close has plenty of parking in front of an integrated garage with up and over roller door and further parking to one side, bin and log store. The front garden is laid to lawn and lined with Lavender, Griselinia and a white flowering mature Wisteria adorns the porch and front elevation. Access on both sides of the house to the rear gardens, which are fully enclosed, landscaped and provide a stunning backdrop to the house with ancient woodland beyond. There is a raised lawn surrounding a paved terrace ideal for outdoor dining and mature Oak trees offer shelter from a southerly aspect, with well stocked flower beds on two sides. Outdoor water, lighting and power is available. There are also two large summer house/ garden stores with power and lighting laid on. A garden area to the side achieves a different outlook and space with a private south facing terrace off the sitting room ideal for outdoor dining and entertaining.

#### Services

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

#### Tenure

The property is offered Freehold.

#### Council Tax

Band F

#### EPC Rating

D

#### Postcode

PO33 4EP

#### Viewings

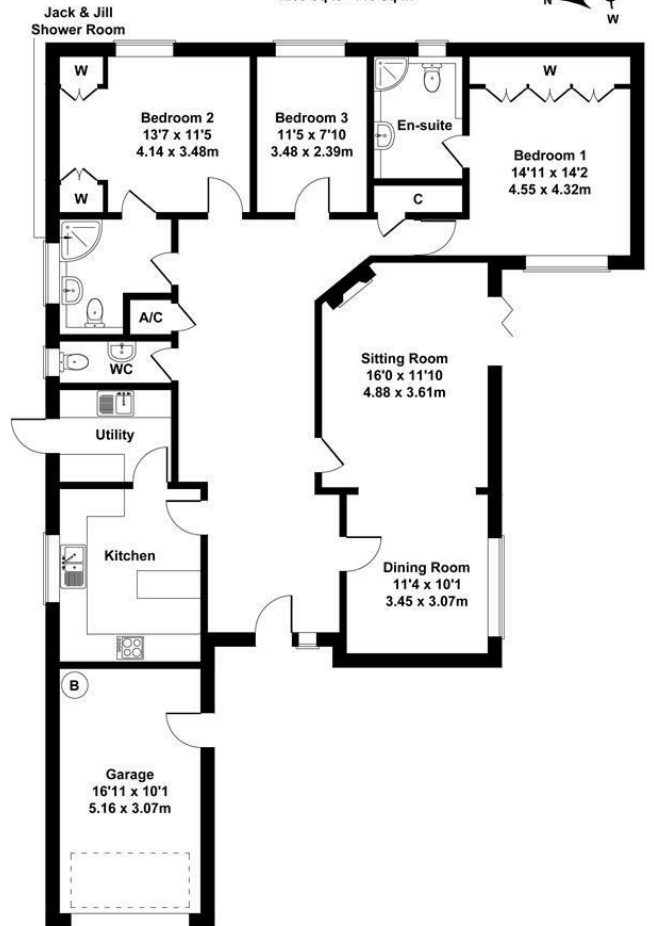
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





## 4 Abbotts Close

Approximate Gross Internal Area  
1238 sq ft - 115 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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