

SPENCE WILLARD



Asheybrooke, East Ashey Lane, Ryde, Isle of Wight

A delightful rural property with glorious countryside views, set within 8 acres of gardens, paddocks and a stream, with outbuildings including a home office

VIEWING:

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Formerly part of the Nunwell Estate and constructed in the mid 1800's, Asheybrooke is an attractive period cottage which has been remodelled and extended to provide a comfortable family home of 4 or 5 bedrooms and 3 bath/showerrooms. The house benefits from an impressive cottage style handmade kitchen together with well-proportioned reception rooms, all displaying an array of original character while the heating system is modern and supplemented by solar heated water and all of the windows have recently been replaced. The property boasts a comprehensive package for a family where there is a good deal of accommodation and spacious reception rooms, including a large kitchen, dining and sitting rooms overlooking substantial land and gardens. A wealth of outbuildings, storage and garaging include stables opening onto a sand school, approx. 5 acres of grazing paddocks. the property benefits from a stand-alone fully functional office of approximately 30sqm2 of ancillary space and benefits from full connectivity, lighting, power and under floor heating via air source heat pump.

Asheybrooke is in an idyllic setting overlooking the Nunwell Estate and to Ashey Sea Mark in the distance a stream locally known as Monkton Brook runs along the southern boundary. The property benefits from easy access to Ryde which has a good range of shops, restaurants, a marina, an excellent sandy beach, Ryde School and frequent fast passenger ferry services to Portsmouth and Southsea (taking 12-15 minutes) including connecting trains to London Waterloo. The pretty coastal town of Seaview has a popular sailing club and a further beach ideal for a range of watersports as does the vibrant village of Bembridge both approx. 5 miles away. There is a golf course nearby at Westridge and easy access to the Fishbourne to Portsmouth car ferry (about 3 miles away) and taking around 40 minutes.



ACCOMMODATION

GROUND FLOOR

ENTRANCE Porch with flagstone floor and space for hanging coats/boots. Low level mains electric meter cupboard.

INNER HALLWAY Yellow painted timber doors access the hallway which has further hanging space and high level consumer unit.

KITCHEN/DINING ROOM A superb family kitchen boasting a bespoke handmade kitchen with solid wooden hinged doors comprising a full range of attractive cottage style storage units and a tall dresser with oak work tops and a red Aga with separate range cooker within an inglenook. Fully equipped, this kitchen includes a 1.5 bowl ceramic sink with mixer tap over and space and plumbing for a semi-integrated dishwasher. The kitchen extends into the 2007 extension with Velux windows to the rear and is a fantastic and spacious family room with window overlooking the front aspect and countryside beyond.

PANTRY A deep pantry with built in shelving and under stair cupboard providing a perfect store for wine.

UTILITY ROOM With underfloor heating and tiled floor this is a superb and versatile storage space with louvered door fronted cupboard housing wall-mounted gas fired boiler and further worktop over space and plumbing for a washing machine, tumble dryer and incorporating a butler sink with hot and cold taps over. Space and plumbing for a large full height fridge and freezer and there is also a shower room with shower, heated towel rail and W.C.

DINING ROOM A superb room with generous proportions, able to comfortably seat 12 diners, with dual aspect windows overlooking the garden.





SITTING ROOM A particularly large dual aspect room with bay window and door and windows looking along the garden and over the land.

STUDY With open fire, a built in gun cupboard, fishing rod cupboard and library shelves, this is an excellent room in the centre of the house with a window over the front aspect.

FIRST FLOOR

There are two staircases accessing the first floor with the original set rising to the **PRINCIPAL BEDROOM** benefitting from wardrobe storage, excellent views and an **ENSUITE W.C.** Across the landing is a **DRESSING ROOM** with integrated shower, wash basin and plenty of built in wardrobe storage.

In the newer part of the house and accessed by a larger staircase there are a further **THREE DOUBLE BEDROOMS**, a **BATHROOM** and separate **W.C.** Bedroom 2 has dual aspect windows and fantastic views in a south easterly aspect.

OUTSIDE

Asheybrookes' rural setting in the hills of Ashey and overlooking its own grounds is charming. Lawned gardens extending to the side and rear providing ample space and there is a pergola over a terrace ideal for outdoor dining and entertaining and enjoyment of the rural views. A substantial **SUMMER HOUSE** provides a haven and southerly aspect and a great view back to the house. The upper gardens have planted beds and a greenhouse while the block and

granite set driveway at the front is bordered by a colourful rockery and beds with an array of perennials, hydrangeas and lavender. There is substantial driveway parking for several cars and access to the outbuildings. The land beyond the gardens is divided into three fenced grazing **PADDOCKS** of approximately 6 acres with a water source and an upper field carefully planted with a range of specimen trees is elevated with a seating area to take in the glorious far-reaching views. There is a strong equestrian aspect to Asheybrooke with a **FENCED SAND SCHOOL, STABLE BLOCKS, TACK ROOM** and **FIELD SHELTER** and convenient access to many bridle ways within a few hundred metres of the property **WOOD STORES, GARDEN SHEDS** and **WORKSHOP** in addition to three **GARAGE BAYS** make for comprehensive and versatile storage options and a timber-built **OFFICE** formerly provided the premises for a business where there is space for three or four desks with data and phone connectivity, lighting and power laid on. A stream stocked with trout flows along the southern boundary.

SERVICES Mains electricity and water, drainage is via a septic tank shared with the neighbouring property and there is delivered gas held in a tank. Heating is achieved via a combination of radiators and underfloor heating in the newer extension fed by the wall mounted gas fired boiler. Hot water heating is supplemented Solar PV panels located on the garage roof delivering up to 4Kw Underfloor heating in the office is powered by air source heat pump.

MISCELLANEOUS The stream on is stocked with trout and is a registered aquatic holding with rights to fish. A footpath passes across the paddock to a stile on the northern boundary.

COUNCIL TAX Band G

EPC Rating D

POSTCODE PO33 4AT

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

Asheybrooke Approximate Gross Internal Area 1798 sq ft - 167 sq m

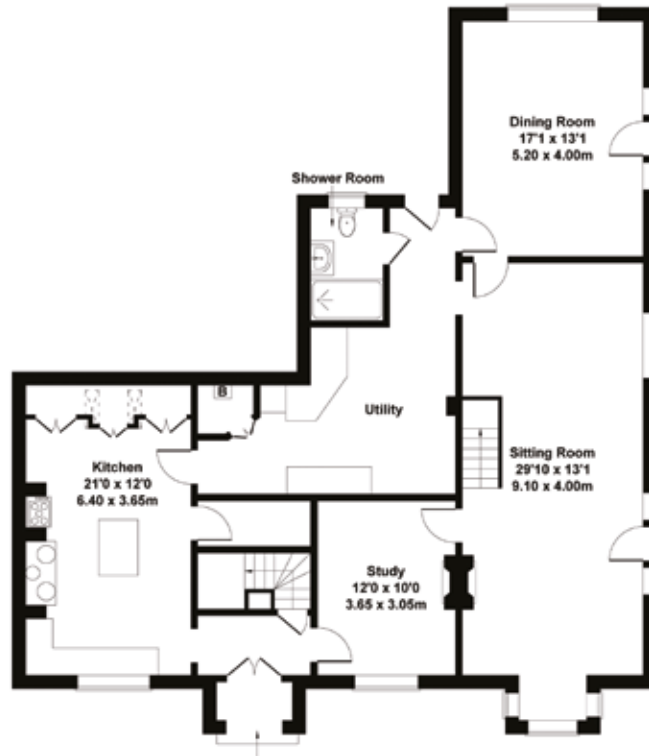


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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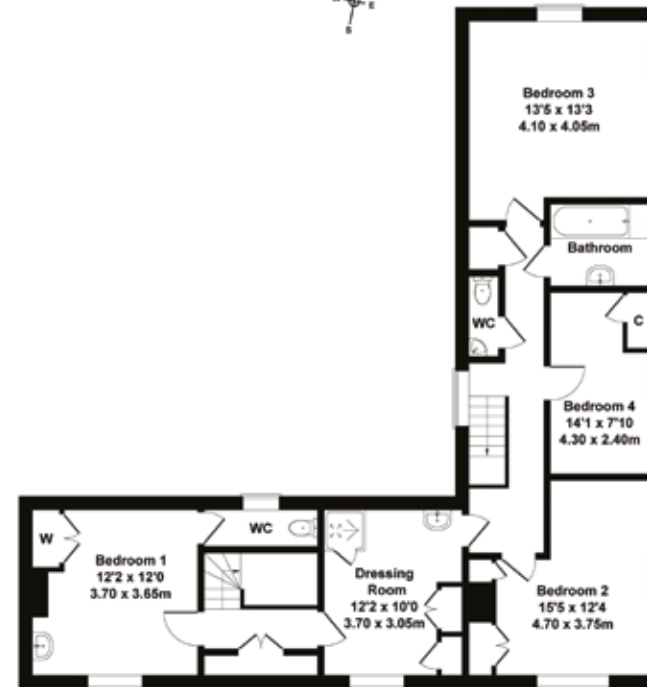


Asheybrooke

Approximate Gross Internal Area
2465 sq ft - 229 sq m



GROUND FLOOR



FIRST FLOOR

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