

SPENCE WILLARD



Kingcup Cottage 42A Station Road, St. Helens, Ryde, Isle Of Wight, PO33 1YF

An impressive new home boasting a high specification, attractive finish with rural views, an enclosed garden, garage and situated in a sought-after location.

VIEWING

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Kingcup Cottage is a beautifully presented new bungalow offering three bedrooms and a light-filled open plan reception space. Packed with a range of comfortable and beautifully styled finishing touches, there is underfloor heating throughout with uPVC windows and doors, LED lighting, wooden internal doors and an impressive level of insulation meaning the property achieves a high EPC rating and furthermore comes with the benefit of a 10 year build warranty. The property is a traditional build (not timber frame), neatly dressed with weatherboard clad elevations beneath a natural slate roof and benefits from significant south-facing solar gain. Landscaped gardens wrap around the bungalow creating an attractive outlook with stunning views in a southerly aspect over RSBP nature reserve and to Culver Down. There is parking in front of a detached garage which includes plenty of storage within the pitched roof, lighting and power. The bungalow itself benefits from a large loft space with fitted ladder and lighting.

The small but vibrant village of St Helens has a village shop, two restaurants, a pub and a cafe, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 600m distant) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There are excellent dog walking routes nearby including via the mill wall to The Duver. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of very good beaches nearby in Bembridge, St. Helens and Seaview.

Accommodation

Entrance

A level path leads to a large, covered entrance with composite front door.

Hallway

With luxury vinyl tile flooring running throughout, the hallway has a large cloakroom cupboard with sliding doors housing wall mounted boiler and space and plumbing for a washing machine (Samsung model included), also housing underfloor heating manifold and electric circuit board. Loft Access.

Open Plan Kitchen/Dining and Living Area

This superb family space incorporates dual aspect windows and sliding doors to patio and the garden with glorious far-reaching views. There is a large sitting area and a dining area with pendant light over and kitchen complete with breakfast bar. The kitchen boasts a full range of shaker style wall-mounted and storage units with integrated appliances including Samsung fridge/freezer, Bosch dishwasher, Bosch integrated oven and four ring induction hob with extractor over, glazed splash back and a 1.5 bowl composite sink with Grohe stainless steel mixer tap over.

Bedroom 1

A good sized double bedroom with carpeted floors and sliding doors with southerly aspect and patio / garden access. Ensuite shower room.

Bedroom 2

A good sized double bedroom overlooking the front aspect.

Bedroom 3/Study

A generous single bedroom with window overlooking the front aspect.

Family Bathroom

This spacious family suite incorporates vanity unit wash basin, shower, panelled bath, heated towel rail and W.C.

Outside

The grounds around this bungalow are immaculately presented and landscaped with a gravelled driveway set within 'Bodpave' trays making it firm underfoot and suitable for vehicles with off road parking for several cars in front of the garage. A landscaped pathway leads around the property and to a terrace at the rear with sunny south aspect, ideal for outdoor dining and entertaining and enjoying the wonderful views. Gardens are enclosed by fencing and a Laurel hedge and laid to lawn. Outdoor lighting is provided along with outdoor power and water.

Garage

The detached garage is an excellent space with side pedestrian door to the side and up and over Garadoor at the front. The garage has a separate consumer unit with power and light.

Miscellaneous

Access to the property is via a shared gravelled drive with future maintenance costs divided between the three properties. There are some minor amenity covenants affecting the two new builds. Further details available via the agent.

Services

Main's electricity, gas, water and private drainage. Heating is provided by gas fired boiler located in the cloakroom cupboard and delivered via underfloor heating.

Tenure

The property is offered Freehold.

EPC Rating

B

Council Tax

D

Postcode

PO33 1YF

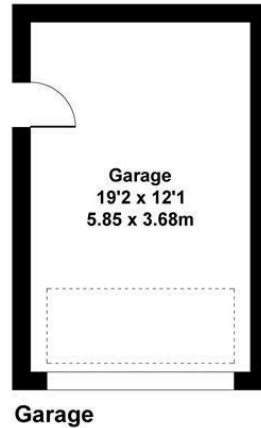
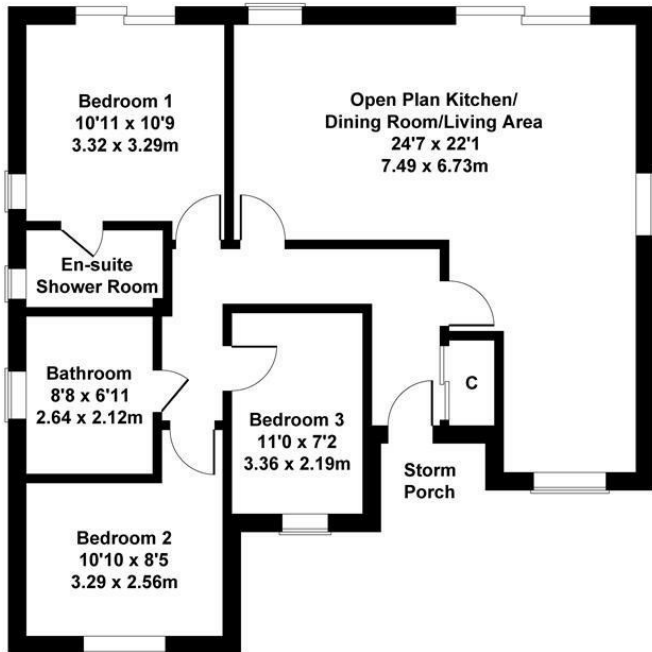
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents:



42A Station Road

Approximate Gross Internal Area
House - 936 sq ft - 87 sq m
Garage - 237 sq ft - 22 sq m
Total - 1173 sq ft - 109 sq m



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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