



4, PONDWELL CLOSE

Pondwell, Ryde, Isle of Wight, PO33 1QD



SALES & LETTINGS

PLANNING & DEVELOPMENT

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ARCHITECTURE & DESIGN

4, POND WELL CLOSE

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A beautifully refurbished detached house, with substantial David Salisbury Orangery style kitchen, set within a large plot of ¼ of an acre, enjoying an adjoining garage and separate, self-contained bedroom/bathroom.

4 Pondwell Close

Ground Floor

Kitchen/Breakfast Room | Lounge | Bedroom with en-suite | Bedroom 3 | Office/Study/Bedroom 4 | Bathroom | Utility Room

1378 sqft / 128.0 sqm

First Floor

Master bedroom with en-suite | Bedroom two

535 sqft / 49.7 sqm

Gardens and Grounds

Parking | Mature lawned gardens | Vegetable plot | Sheds | Greenhouse | Pond



LOCATION

4, Pondwell Close is on the fringe of Nettlestone, enjoying a semi-rural outlook and close to local amenities in Nettlestone, Seaview & Ryde.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.





DESCRIPTION

A beautifully refurbished detached house, set within a large plot of ¼ of an acre, enjoying an adjoining garage and separate, self-contained bedroom/bathroom and substantial David Salisbury Orangery style kitchen.

GROUND FLOOR

Entrance Hall/Porch An enclosed porch, leading into the hallway with natural light, providing access to ground-floor rooms with travertine style flooring.

Office/Study A double aspect room currently used as a snug/office and could be utilised as the fourth bedroom.

Downstairs Bedroom A good sized, double aspect bedroom.

Bathroom A beautiful family bathroom with bath, walk in shower, travertine style flooring, large wash hand basin and w/c.

Utility/Boot Room A well-equipped utility room with pedestrian door to the side garden passage, space for washing machine, tumble dryer as well as plenty of built in storage space & a large butler style sink.

Kitchen/Diner A stunning open plan, David Salisbury Extension, comprising an elegant kitchen and dining area with Neptune kitchen, with Miele appliances & John Lewis worktops. The kitchen enjoys a stunning large island, with butler sink and extractor hood. The dining room, utilising the space of the David Salisbury extension enjoys wonderful triple aspect views over the gardens with French doors leading to the paved rear terrace.

Lounge A large double aspect lounge with engineered oak flooring and French doors leading to the rear terrace and gardens.

Annexe Bedroom/Bathroom Accessed from the rear garden, is an additional, self-contained, bedroom with en-suite facilities. Currently used as overflow accommodation for guests, it could be used as a studio or annexe style accommodation for relatives.

FIRST FLOOR

Master Suite A large, peaceful master suite with views over the garden and enhanced by double Velux windows that flood the room with natural light. The room features ample



space for a king-sized bed, additional furniture and built in storage. The en-suite bathroom includes a bath for ultimate relaxation, complementing the luxurious feel of the room.

Third Bedroom A charming third bedroom with unique eaves storage for added practicality. The room overlooks the garden, providing a tranquil and private setting. It's perfect as a children's room, guest room, or a cosy retreat.

General The property has been subject to substantial improvements including upgraded electric and heating system, underfloor heating in some areas, delightful French style window shutters with Victorian style radiators in some rooms.

GARDENS AND GROUNDS

Parking for Up to Three Cars There is ample parking space for up to three vehicles, with a driveway that leads directly to the garage.

Garage A spacious garage providing secure storage for vehicles, tools, or additional household items.

Front and Rear Gardens Well-maintained front and rear gardens, with the rear garden offering a private outdoor space, ideal for relaxation, entertaining, or gardening. The gardens are surrounded by fencing and mature landscaping.

Sheds The property includes two garden sheds offering additional storage for tools, gardening equipment, or outdoor items.



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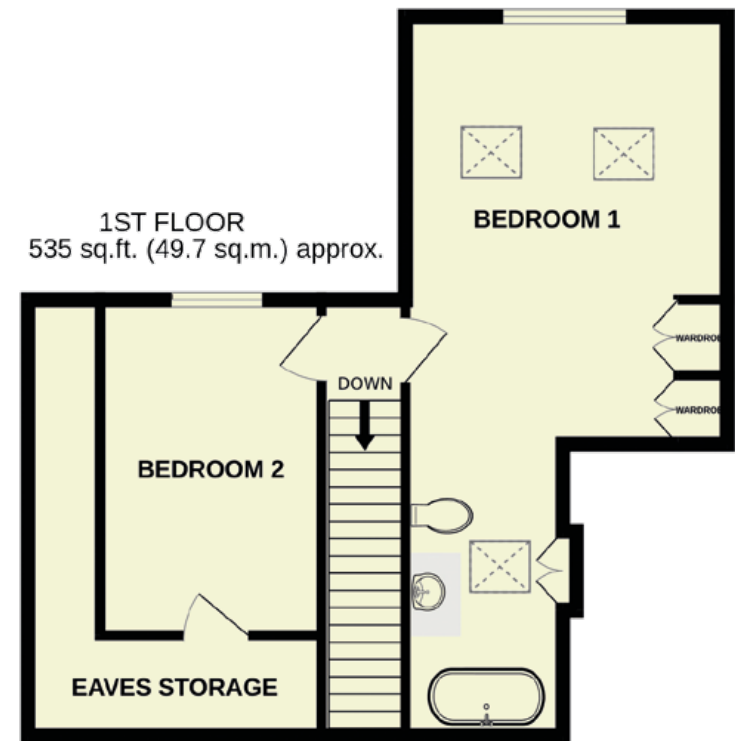
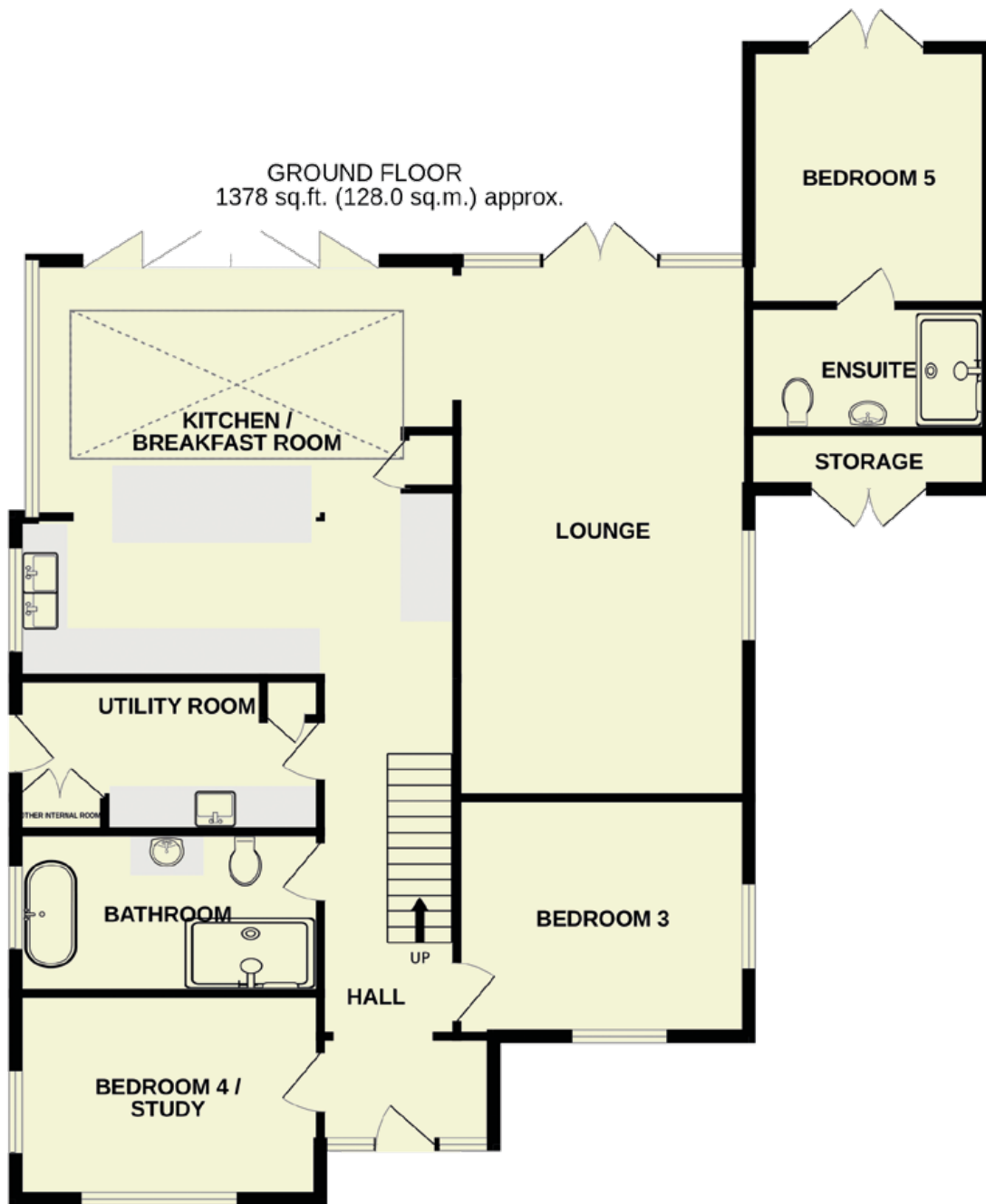


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NOT TO SCALE



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GENERAL REMARKS

Method of Sale

4 Pondwell Close is offered for sale by private treaty as a whole.

Tenure

Freehold.

Rights of way

There are no public or private rights of way across property.

Council Tax

E

EPC

C

Access

The property is accessed off Pondwell Close.

Services

The house is connected to mains water, electric, drainage and gas.

Broadband

Up to 48 Mbps

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Local Authority

Isle of Wight Council

Postcode

PO33 1QD

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm, Merstone, Merstone Lane,
Isle of Wight, PO30 3DE
01983 828800

NB: These particulars are as at December 2024.

IMPORTANT NOTICE

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- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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Isle of Wight

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