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Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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rightmove 



Elenors Elenors Grove

Ryde, PO33 4HE

£1,395,000

Situated in one of the most sought after roads on the whole island, this impressive looking 'Arts & Crafts Sussex farmhouse' is ideal for those looking for a family home that combines traditional style with modern living. The six bedroom home has undergone major upgrading by the current owners which includes the installation of an under floor heating system along with a Sonos sound system throughout the house. The original windows have all been sympathetically replaced with solid oak framed double glazed windows and a conservatory has been added as an extension to the kitchen to create an incredible hub to the home. As well as the modern fitted kitchen, on the ground floor there is also a large living room, two further receptions rooms, a cloakroom and utility room, whilst on the first floor are six bedrooms and three bathrooms; one of which is a lovely ensuite to the master bedroom. An independent external door accesses a large games room which the present owners are currently using as a temporary annexe with its own kitchen, shower room and living/bedroom area. Outside are beautiful lawned gardens with mature trees and shrubs plus two large decking areas and a triple garage/carport. Due to the very close proximity of the independent Ryde School, ferry terminal and major towns, this really is the prefect family home, and an early viewing is highly advised.

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FIRST FLOOR
1451 sq.ft. (134.8 sq.m.) approx.



GROUND FLOOR
2302 sq.ft. (213.8 sq.m.) approx.

TOTAL FLOOR AREA : 3753 sq.ft. (348.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch:

Very useful covered entrance with flagstone floor. Storage cupboard for shoes, boots etc. Attractive oak front door to:

Entrance Hall:

This large, light hallway provides the perfect reception area. Floor to ceiling double glazed windows to the rear look straight onto the south facing garden and open fields beyond. Stairs to the first floor. Tiled floor with underfloor heating, which continues throughout the house. Doors off to various rooms. Large walk-in cupboard. Direct access to:

Kitchen: 22'6 x 22'0 (6.86m x 6.71m)

This impressive kitchen; combined with the conservatory, is the hub of the house and is so much more than just a kitchen. There is a good range of both floor and wall mounted units including larder cupboard with beautiful granite work surfaces. Built in Neff oven and microwave. Built in Fisher and Paykel American double width fridge with freezer. Built in Bosch dishwasher. Two stainless steel sink units with mixer tap. Recessed TV. Large centre island with more drawers and a minerva work surface with waterfall return incorporating a Neff induction hob, extractor and wine cooler. Double glazed windows to the front and side. Tiled floor which continues into the open plan conservatory.

Conservatory: 21'9 x 12'3 (6.63m x 3.73m)

This bright and spacious room goes hand in hand with the kitchen and as such, forms one very large family room. Solid oak framed double glazed windows provide far reaching views across the open fields at the rear and a lovely outlook over the garden. Double glazed roof with wooden beams. Stylish log burning stove set on a glass topped plinth. Plenty of space for a family table, dining chairs, sofas and other furniture. New double glazed black aluminium doors lead out to the rear garden composite decking area.

Utility Room: 10'0 x 7'9 (3.05m x 2.36m)

A very useful separate utility room with space and plumbing for a washing machine and tumble dryer. Stainless steel sink unit with mixer tap. Built in storage cupboards with granite worksurface. Access to cupboard housing boiler, and tank. Door leads to the rear garden. Double glazed window to the rear.

Living Room: 25'6 x 12'9 (7.77m x 3.89m)

Spacious living room with the focal point being a large inglenook fireplace which has a flagstone hearth and solid fuel burning stove set into an exposed brick chimney. Stone quoins and a wooden beam give a frame to the fireplace. There are further wooden beams set into the ceiling of the room, which has a wooden floor and double glazed windows to both the front and rear. Further double glazed doors lead out onto the large deck at the rear and look over the garden towards the fields beyond.

Dining Room: 12'6 x 10'0 (3.81m x 3.05m)

Due to the kitchen being large enough to house a dining table and chairs, the current owners use this room as a playroom, but it acts as a formal dining room if required or indeed a ground floor bedroom. Solid wooden framed double glazed windows to the rear.

Study: 11'0 x 11'0 (3.35m x 3.35m)

Built in desk with a large number of built in cupboards. Plenty of space for sofa and other furniture. Double glazed windows to the front and side.

Cloakroom:

White WC with white round bowl wash hand basin set above a table with drawer.

First Floor

Landing:

Doors off to various rooms. Double glazed windows to the front. Built in shelved cupboard. Access to sizeable insulated and boarded loft.

Master Bedroom: 21'0 x 12'6 (6.40m x 3.81m)

A good size triple aspect double bedroom with lots of natural light provided by the windows to the front, side, and rear. The rear windows are a hinged velux door system that open-up and lead onto the wooden decked balcony with glass balustrade, which looks out over the garden and fields beyond. Two sets of large, walk-in wardrobes. Door to:

Ensuite Bathroom:

An impressive bathroom which includes: a freestanding oval bath, walk in shower, low level WC and bidet plus two round wash basins set over a wooden unit. Tiled floor. Floor to ceiling double glazed windows provide a great view out over the rear garden and fields. 2 x Heated towel rails.

Bedroom Two: 12'9 x 11'0 (3.89m x 3.35m)

Another double bedroom with double glazed windows to the front. Built in wardrobe.

Bedroom Three: 13'0 x 12'6 (3.96m x 3.81m)

Double glazed windows to the front. Built in wardrobe. Open access to an inner landing area which has doors off to bedrooms 4 and 5 and the shower room.

Bedroom Four: 11'0 x 9'6 (3.35m x 2.90m)

Double glazed windows to the rear provide a lovely view of the garden and fields beyond.

Bedroom Five: 16'8 x 7'8 (5.08m x 2.34m)

Double glazed windows to the front and side. Built in wardrobes. Sloping ceiling.

Shower Room:

Freestanding shower. Wash basin with unit. Low level WC. Tiled floor.

Bedroom Six: 10'3 x 8'0 (3.12m x 2.44m)

A very useful sixth bedroom with double glazed window to the rear enjoying the full views.

Bathroom:

White suite with 'P' shaped bath (with shower above and glazed screen), wash basin set onto a vanity unit and low level WC. Tiled floor. Window to the rear. Heated towel rail.

Annex: 23'0 x 18'07 (7.01m x 5.66m)

This is accessed from its own door at the rear of the house with a kitchen area that has an oven, hob, extractor and sink unit. There is also a living room/bedroom area and a number of built in wardrobes. Separate shower room which has a free standing shower, wash basin and low level WC with a tiled floor.

Outside:

An impressive gravelled drive leads to the house providing lots of parking. The gardens surround the property and are mainly laid to lawn and benefit from many mature bushes, shrubs, hedgerow and trees. The south-facing rear garden has a long composite decking area running along the rear of the property with ample space for outdoor furniture. Recessed area with hot tub. There is a further decked area to the rear of the garden as well as a thatched tree house and shed.

Car Port/ Garage:

This impressive building has a tiled roof and is split into one part garage (with double doors) and two parts car port, there is power, spot lighting and electric heating with lots of space for further vehicle storage.

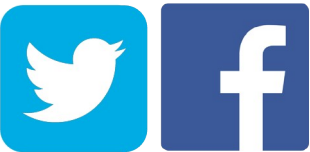
Tenure: Freehold

EPC:TBC

Council Tax: G

Council Tax Band: Band G EPC Rating: D

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