



- Stylish Brand New Detached Chalet Bungalow
- LABC 10 Year Build Warranty
- Generous 135 sqm 3 Bedroom - 1 En Suite Accommodation
- Open Plan 18'6 Kitchen/Dining Space
- Garage (20' x 12')
- Driveway Parking
- Air Source Heat Pump Central Heating(see notes)
- Backs on to Surrounding Countryside
- Study & Utility Room
- Peripheral to Binstead Village

10 Paddock Close, Ryde, PO33 3FG

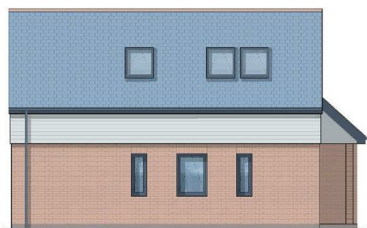
**£595,000**



Welcome to phase 2 of Paddock Close, a cluster of just 5 brand new detached homes nestled in to the peripheral countryside of Binstead village. Number 10 is a 3 bedroom, with one bedroom en suite, beautifully designed and arranged for modern living. It is currently under construction with an anticipated completion of Summer 2024. The home will come with the benefit of a 10 year LABC Build Warranty and a high energy efficiency rating helping to keep better control of on going running costs. The ground floor is cleverly designed to provide a generous open plan kitchen and dining space with a separate utility room. This flows into the comfortable twin aspect family living room overlooking the landscaped lawned gardens. Being a chalet style home there is an en suite bedroom on the ground floor and in this case a study or home office too. Upstairs and there are 2 further bedrooms to choose from with differing views of the pleasant rural surroundings. The family bathroom suite includes a bath and separate shower. The oversized garage at (20' x 12') sits to the side of the property accessed via the generous driveway.

Paddock Close is situated towards the south-westerly outskirts of the popular village of Binstead. This peaceful close is largely surrounded by farmland and open fields making for a particularly pleasant environment and outlook from these smart new homes. Cleverly designed, the houses are an attractive blend of the traditional and the contemporary. This peripheral location leaves you with easy access to the surrounding countryside via local footpaths and bridleways. It is a brief 5 minute drive to the village centre and its facilities. These include a village pub, recreation park, shop, post office and a major bus route connecting directly to other towns and villages. Binstead has its own natural beach and the Islands Coastal Path runs through this seaward side of the village ultimately circumnavigating the entire Island. Ryde Golf course is on the border where it merges with the adjoining principal town of Ryde and offers a pleasant traffic-free route down to the local beach.

Regular passenger crossings to the mainland are found along the Esplanade at Ryde and the car ferry crossing is found in nearby Fishbourne. Binstead has its own primary school and a senior school is found at the eastern edge where Ryde and the village merge. There is a local community centre and a football pitch home to both junior and senior Binstead teams. Please note that all photos are of the almost finished 4 bedroom version next door to this 3 bedroom home.



Side Elevation



Front Elevation



Rear Elevation



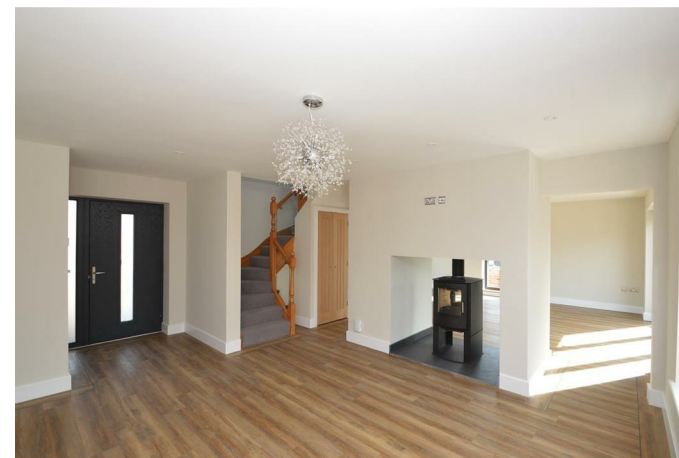
Side Elevation

**PLOT B**  
**Chalet Bungalow, 3 Bed**  
**135m<sup>2</sup> GIA**

**Disclaimer:**  
 This drawing is the copyright of Stickland Wright Ltd. and may not be reproduced or used in any way without the prior written permission of Stickland Wright Ltd. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated.



Dwg No. 18025-M-043  
 Drawing Title PLOT B - Marketing Elevations  
 Address Adj 107-117 Newnham Road  
 Client Planning Solutions Ltd  
 Scale 1:100 @A3  
 Stage MARKETING  
 Drawn by JE  
 Checked by NS



# Accommodation

## Photos

The photos shown online and in this brochure are of the almost finished 4 bedroom version next door to give you a clear idea how this 3 bedroom version will look.

## Entrance Hall

## Kitchen/Dining Room

19'2" max x 18'7" max (5.85m max x 5.67m max)

## Utility Room

## Living Room

17'4" x 13'5" (5.3m x 4.09m)

## Study

9'2" x 5'4" (2.8m x 1.65m)

## Bedroom 3

10'10" x 8'4" (3.31m x 2.56m)

## En Suite Shower Room

## Landing

## Bedroom 1

15'10" max x 11'0" max (4.83m max x 3.36m max)

## Bedroom 2

13'9" max x 10'5" max (4.21m max x 3.2m max)

## Bathroom

11'4" max x 9'8" max (3.47m max x 2.95m max)

## Gardens

The front and rear gardens will be landscaped and laid to lawn.

## Garage

20'0 x 12'0 (6.10m x 3.66m)

## Driveway Parking





## Heating

Air source heat pumps will generate heat and hot water. Underfloor heating at ground level and radiators at first floor.

## Tenure

Freehold

## Service Charge

A £200 per annum contribution is payable towards private road maintenance, communal landscaping in development and maintenance of attenuation pond (assists management of surface water).

## Services

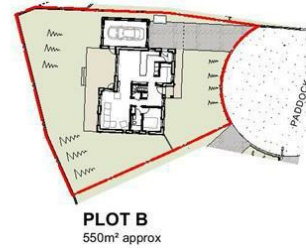
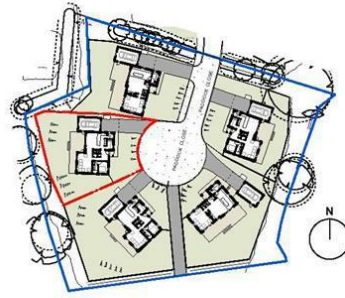
Unconfirmed mains gas, electric, drainage pumped from site to mains sewer & water. Fibre broadband on site. Telephone wiring on site.

## Council Tax

Yet to be banded

## Agents Note

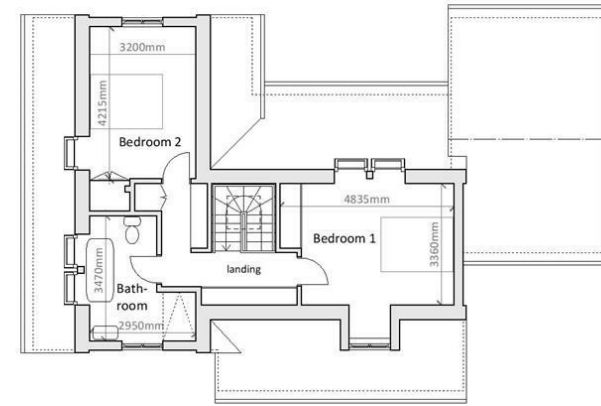
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



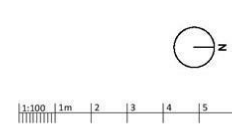
PLOT B  
GROUND FLOOR

PLOT B  
Chalet Bungalow, 3 Bed  
135m² GIA

Disclaimer:  
This drawing is the copyright of Stickland Wright Ltd and may not be reproduced or used except by written permission.  
Figures/dimensions to give precedence over scaling. Check all size dimensions given on floorplans. Refer to the respective floor to Stickland Wright. For marketing purposes drawings are indicative and may differ from final layout/dimensions. Plot boundaries need to be confirmed on Land Registry Title Plan.



PLOT B  
FIRST FLOOR



Dwg No. 18025-M-042  
Drawing Title PLOT B - Marketing Plans  
Address Adj 107-117 Newnham Road  
Client Planning Solutions Ltd  
Scale 1:100 @A3  
Stage MARKETING  
Drawn by JE  
Checked by NS



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



Viewing: Date ..... Time .....