



- No Onward Chain
- Flexibly Arranged 4 Bedroom Accommodation
- Two Comfortable Reception Rooms
- Backs onto Farmland & Fields
- Attractive Detached Chalet Bungalow
- Wonderfully Mature Sizeable Gardens
- Bathroom & Shower Room
- Well Presented Dated Interior
- Double Garage plus Driveway Parking
- Sought After Village Location

74 Newnham Road, Binstead, Ryde, PO33 3TF

£450,000

This substantial detached chalet bungalow has been well maintained over the years and now offers an exciting opportunity for the new owner to create a bespoke home. It is clean, tidy and comfortable in its current guise and ready for occupation whilst you plan and undertake any improvements. It sits towards the outskirts of the coastal village of Binstead where its extensive rear garden backs onto the surrounding farmland. A majority of the accommodation is on the ground floor which 'future proofs' your occupation whilst still leaving two visitors bedrooms and a bathroom on the first floor. Two generous reception rooms overlook the gardens and there are two further bedrooms on the ground floor. There is a handy store room and utility cupboard accessed from the well designed kitchen/breakfast room. The established gardens are a real feature of this home as is the double garage and gated drive. Although peripheral to the village centre the local shop, post office and public house are literally just a few minutes away by car. The main bus route in the village will connect you to neighboring towns and villages such as Ryde, Wootton & Newport. Binstead has its own beach and the Island's Coastal Path runs along side offering miles of pleasant walks. Mainland travel is well catered for along this northeast corner of the Island as the car ferry is in nearby Fishbourne and regular passenger crossings are found on Ryde Esplanade and Pier.



Accommodation

Porch

8'0 x 6'10 (2.44m x 2.08m)

Entrance Hall

20'2 x 4'5 (6.15m x 1.35m)

Living Room

19'7 x 10'6 (5.97m x 3.20m)

Sitting Room

14'2 max x 14'1 max (4.32m max x 4.29m max)

Kitchen/Breakfast Room

15'6 x 10'8 (4.72m x 3.25m)

Shower Room

7'3 x 4'4 (2.21m x 1.32m)

Dining Room/Bedroom 4

10'9 x 8'7 (3.28m x 2.62m)

Bedroom 3

14'6 max x 10'1 including wardrobes (4.42m max x 3.07m including wardrobes)

Rear Lobby

Utility Cupboard

Store Room/Boot Room

10'3 x 4'10 (3.12m x 1.47m)

Landing

Built in Storage

Bedroom 1

18'7 max to dormer x 10'3 (5.66m max to dormer x 3.12m)

Built in Storage

Bedroom 2

13'8 x 10'8 (4.17m x 3.25m)

Bathroom

8'4 max x 7'7 max (2.54m max x 2.31m max)

Double Garage

18'1 x 17'1 (5.51m x 5.21m)

With an up and over door, power and lighting. Window to side. Door to workshop.

Workshop

17'1 x 5'1 (5.21m x 1.55m)

Driveway Parking

Spaces for up to 4 vehicles



Gardens

A detailed brick wall boundary encloses the frontage. Gated & pillared pedestrian and vehicular accesses. The garden is neatly laid to lawn and edged by established shrub borders. Accesses to either side lead to the extensive rear garden which measures some 100ft in length. This is wonderfully mature and screened on all sides by established hedge borders. An interesting array of ornamental trees and shrubs are found throughout this lawned garden. Paved patios and concrete pathways. Greenhouse. Garden shed. Garden tap. This beautiful garden backs directly on to open farmland and fields.

Tenure

Freehold

Council Tax

Band E

Services

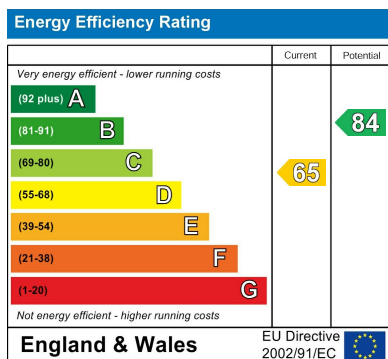
Unconfirmed gas, electric, mains water and drainage.

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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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