

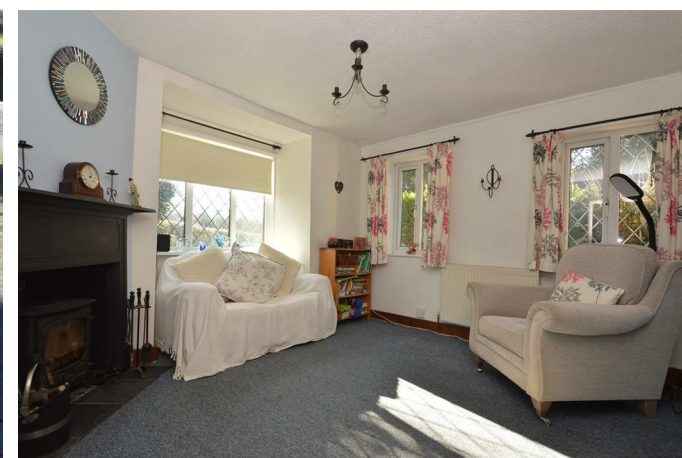


- Wonderfully Individual Former Gardener's Cottage
- 3 Bedroom Main Cottage & 1 or 2 Bed Annexe
- Established Lawned Tree-Lined Gardens
- Gas C/Heating & Partially D/Glazed
- Set in 1/4 of an Acre of Tree-Lined Grounds
- Overlooking Fields
- Circa 1860 Built Character Property
- Flexible Accommodation Including Annexe
- Double Garage & Driveway Parking
- Up To 5 Reception Rooms in Total

Quarr Oaks Quarr Hill, Ryde, PO33 4EH

£625,000

This wonderfully individual detached cottage was historically home to the gardener of the Quarr Estate. Subsequently it has been modified and extended to form a family home complete with connected annex offering huge flexibility and a potential source of income. It can be found to the north side of Quarr Hill with ancient woodland as it's backdrop and the open fields to the south side of the hill as its pleasant outlook. 'Quarr Oaks' occupies a 1/4 of an acre plot overall including lawned gardens, a sizeable patio, double garage and driveway parking. The main cottage comprises three double bedrooms and two reception rooms whilst the sizeable annex provides one to two bedrooms and two reception rooms plus a conservatory. The architectural heritage and style of this period cottage lends itself to an interior finish from the classic to the contemporary making this an exciting option for the appropriate buyer. Quarr is peripheral to Binstead Village centre and walking distance for most to nearby Quarr Abbey, The Coastal Path and Binstead's natural beach. The Coastal Path route connects to neighbouring towns and villages and is a stunning walking route directly passing Quarr Abbey. It is adjacent to the main thoroughfare leading to the principal towns of Newport and Ryde and even closer to the car ferry at Fishbourne. There are several schools in Ryde including Ryde School, a well respected independent school accommodating all ages. Highspeed passenger connections to mainland Portsmouth and Southsea are found along Ryde's Esplanade with the catamaran leaving from Ryde's iconic pier.



# Accommodation

## Porch

8'8" x 4'7" (2.64m x 1.40m)

## Entrance Hall

11'4" x 7'5" (3.45m x 2.26m)

## Built-in Storage

## Sitting Room

12'1"max into bay x 10'11" (3.68mmax into bay x 3.33m)

## Living Room

13'10" x 12'5" (4.22m x 3.78m)

## Kitchen/Diner

16'1" x 12'7" (4.90m x 3.84m)

## Landing

## Bedroom

13'1" x 12'6" (3.99m x 3.81m)

## Bedroom

10'8" x 10'5" (3.25m x 3.18m)

## Bathroom

10'5" plus wardrobes x 6'7" (3.18m plus wardrobes x 2.01m)

## Built-in Airing Cupboard

## Second Landing

## Bedroom

16'4 x 12'8" max (4.98m x 3.86m max)

## Annex

Separate external access. Internal access from entrance hall.

## Kitchen

11'8" x 8'10" (3.56m x 2.69m)

## Inner Hall

## Dining Room

13'3" x 12'5" (4.04m x 3.78m)

## Lounge

12'11" max x 12'3" (3.94m max x 3.73m)

## Study/ Ground Floor Bedroom

12'5" x 8'6" (3.78m x 2.59m)



**Conservatory**  
11'6" x 9'11" (3.51m x 3.02m)

**Bathroom**  
6'5" x 5'11" (1.96m x 1.80m)

**Landing**

**Bedroom**  
12'8" x 11'0" (3.86m x 3.35m)

**Separate W/C**

**Gardens**

Mature tree-lined boundaries enclose the gardens on all sides. A majority of the gardens sits to the side of the cottage and are laid to lawn. Here, the perfectly positioned summer house attracts the sun most of the day. Various beds and borders introduce more ornamental type trees and shrubs to the garden. Greenhouse to rear of the garden adjacent to the above ground heated splash pool (NB: this can be removed by the current owners pre-sale if needed) Paved patio to rear of cottage. Garden tap. External socket.

**Driveway**

This sweeps along the side of the house to meet the double garage off the rear. The driveway will accommodate up to 6 vehicles. There is sufficient space for a boat or a camper van.

**Twin Garages**

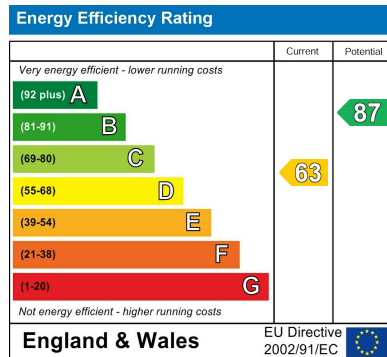
19'8" x 9'11" (5.99m x 3.02m)  
Each with up and over doors, power and lighting.

**Rainwater Harvesting System**

Re-using rainwater for 2 x w.c.'s and washing machine

**Tenure**

Long leasehold. 1000 years from 1861. 837 years remaining.



**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.

**Council Tax**  
Band E & A

**Mobile Coverage**  
Coverage includes EE, O2, Three & Vodaphone

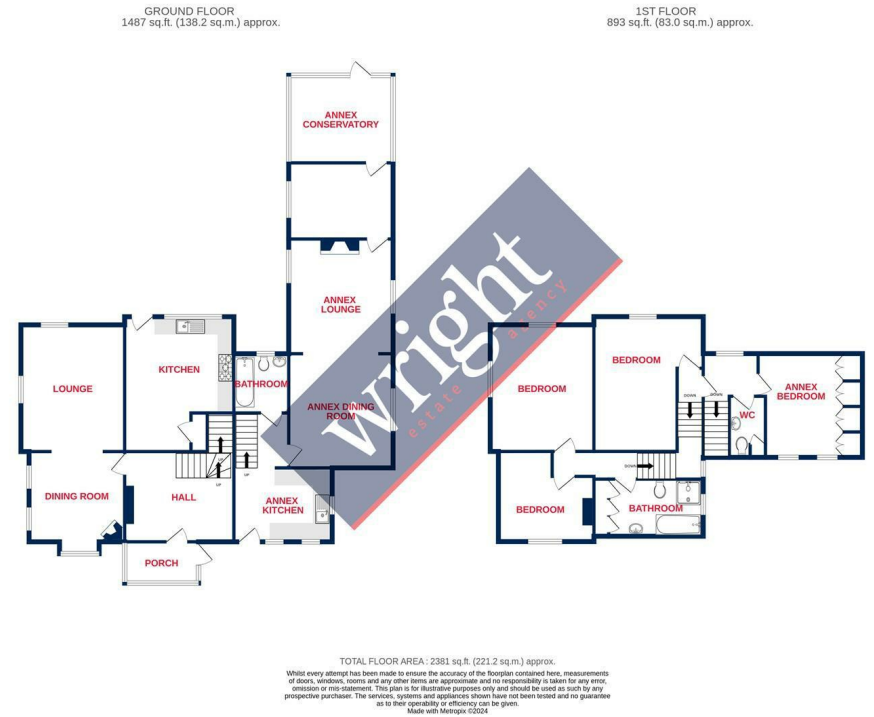
**Broadband Availability**  
Openreach network. Superfast availability

**Flood Risk**  
Low & Very Low Risk

**Construction Type**  
The property has been extended utilising construction types from very different periods. An amount of single storey single skin wall was noted.

**Services**  
Unconfirmed gas, electric, mains water, fibre broadband and drainage.

**Agents Notes**  
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.



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PROTECTED

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