



- Stunning Georgian Era Detached House
- Welcoming Entrance Hall
- Upstairs Study/Home Office & 4 Ground Floor Receptions
- Garage & Gated Driveway Parking
- Exudes Character and Charm
- Spacious 199 sqm Interior
- Comfortable 5 Bedroom 2 Bathroom Accommodation
- Idyllic Coastal Position 200 yards (approx) from Beach
- Lovely Sea Views
- Lawned Garden, Flagstone Terrace & Walled Courtyard

28 Dover Street, Ryde, Isle Of Wight, PO33 2AG

£650,000

Welcome to this stunning Georgian period home located just 200 yards (approx) from the beautiful Ryde Beach in a prime location. This detached house boasts a spacious 2,141 sq ft of beautifully presented internal space, perfect for comfortable living.

As you step inside, you are greeted by a generous hall leading to the twin aspect living room and a formal dining room, ideal for entertaining guests or simply relaxing with your family. The property exudes elegance and charm typical of Georgian architecture, offering a unique living experience. Smooth white rendered elevations are the perfect contrast to the neat lawn garden and flagstone terrace.

With garage and parking available for up to 4 vehicles, you'll never have to worry about finding a spot. Additionally, being just yards away from Ryde Marina and miles of sandy beaches, you can enjoy leisurely strolls by the water whenever you please.

Don't miss out on the opportunity to own this exquisite property that seamlessly blends historic charm with modern comfort. Contact us today to arrange a viewing and make this Georgian gem your new home!



# Accommodation

## Entrance Hall

26'7" x 5'7" (8.10m x 1.70m)

## Built-in Storage

## Living Room

24'4" x 12'2" max (7.42m x 3.71m max)

## Formal Dining Room

23'2" x 9'7" max (7.06m x 2.92m max)

## Kitchen

14'5" max x 10'2" max (4.39m max x 3.10m max)

## Walk-in Larder

## Breakfast Room

13'7" x 11'4" (4.14m x 3.45m)

## Rear Lobby

## Conservatory

23'1" x 6'8" (7.04m x 2.03m)

## Shower Room

9'7" x 6'0" (2.92m x 1.83m)

## Landing

Loft Hatch

## Built-in Storage Housing Boiler

## Principal Bedroom

22'5" plus wardrobes x 12'3" (6.83m plus wardrobes x 3.73m)

## Bedroom

12'2" x 11'7" (3.71m x 3.53m)

## Bedroom

16'9" x 8'11" (5.11m x 2.72m)

## Bedroom

9'8" x 8'3" (2.95m x 2.51m)

## Separate W.C.

## Bedroom

10'9" x 7'9" (3.28m x 2.36m)



**Study/Bedroom**  
9'0" x 6'4" (2.74m x 1.93m)

**Bathroom**  
7'2" x 6'7" (2.18m x 2.01m)

**Kitchen Courtyard**  
This walled and paved courtyard sits off the kitchen. It offers a well screened spot to sit. Garden tap.

**Gardeners Loo**

**Brick Built Store**  
Loft storage over.

**Garden**  
The beautifully kept walled gardens sit to the Seaward side of the property. They are fully enclosed by its wall and hedge-lined boundaries. Raised borders edge the neatly kept main lawn and a flagstone patio sits off the receptions rooms. Views of the sea can be enjoyed from these pretty gardens. Garden shed. Garden tap. Sunken fish pond. Pedestrian access to Dover Street leaving 300 yard walk to the beach.

**Garage**  
15'0" x 8'0" (4.57m x 2.44m)  
Double doors. Power & Lighting. Door and window to rear opening into kitchen courtyard.

**Parking**  
Double gates from Bellevue Road open onto the brick paved driveway. Spaces for 3 vehicles.

**Council Tax**  
Band E

**Tenure**  
Freehold

**Construction Type**  
Standard Construction. 1830's Georgian property. Rendered elevations.

**Flood Risk**  
Very Low Risk.

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

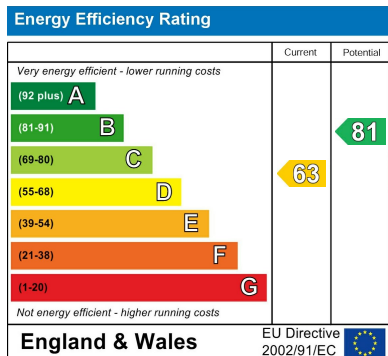
**Broadband Availability**  
Openreach and Wightfibre networks. Ultrafast fibre available.

**Services**  
Unconfirmed gas, electric, 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.



TOTAL FLOOR AREA: 2322 sq.ft. (215.7 sq.m.) approx.  
While every effort 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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**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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PROTECTED

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