



- Detached House in Prime Position
- Beautiful Established Gardens
- Comfortable 4 Bedroom Accommodation in Main House
- Separate 1 Bedroom Ground Floor Annex
- Well Presented Interior & Well Kept Gardens
- Twin Aspect 18'11 Lounge
- Double Garage & Gated Driveway Parking
- 20'0 Kitchen/Diner Overlooking Garden
- Well Placed for Village Centre, Coastal Path, Beach and Bus Routes
- Bathroom, Shower Room & Utility Room in Main House

Woodlands Pitts Lane, Ryde, Isle of Wight, PO33 3SU

£630,000

Nestled in the sought-after location of Pitts Lane, Binstead, this stunning detached house from the 1970s boasts elegance and charm. With in total 3 reception rooms, 5 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by an immaculately presented interior that is not only spacious but also filled with natural light, creating a warm and inviting atmosphere throughout. The beautiful gardens surrounding the property are a true masterpiece, showcasing a diverse range of plants that are a testament to the owner's green thumb.

One of the standout features of this property is the separate annex, providing a perfect space for accommodating relatives or even generating additional income. Parking will never be an issue with space for up to 5 vehicles, making it convenient for both residents and guests.

Situated on the beach-side of Binstead, this home offers not just a place to live, but a lifestyle. Whether you're looking to relax in the tranquillity of the gardens or take a leisurely stroll to the nearby beach, this property caters to all your needs.

Don't miss out on the opportunity to own a piece of paradise in this highly desirable location. This property truly encapsulates the essence of comfortable living with a touch of class.



# Accommodation

## Entrance Hall

20'1" x 6'5" (6.12m x 1.96m)

## Built-in Storage

## Living Room

18'11" x 11'7" (5.77m x 3.53m)

## Kitchen/Diner

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

## Rear Lobby

## Built-in Airing Cupboard

## Utility Room

13'0" x 9'2" (3.96m x 2.79m)

Internal door to garage.

## Shower Room

7'4" max x 5'4" max (2.24m max x 1.63m max)

## Landing

## Bedroom 1

12'1" including wardrobes x 10'10" (3.68m including wardrobes x 3.30m)

Loft Hatch

## Bedroom 2

12'1" including wardrobes x 8'11" (3.68m including wardrobes x 2.72m)

## Bedroom 3

11'10" x 9'10" including wardrobes (3.61m x 3.00m including wardrobes)

## Bedroom 4

9'10" plus wardrobes x 8'9" (3.00m plus wardrobes x 2.67m)

## Bathroom

7'7" x 6'4" (2.31m x 1.93m)

## Annexe

Separately accessed & self contained

## Entrance Hall

Loft Hatch

## Lounge/Diner

17'8" x 11'9" max (5.38m x 3.58m max)



**Kitchen**  
7'11" x 5'5" (2.41m x 1.65m)

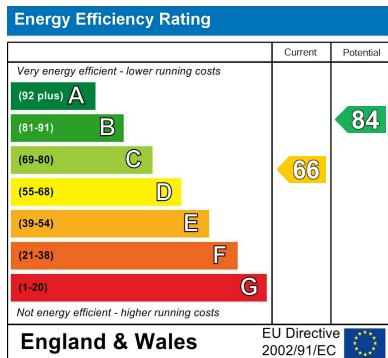
**Bedroom**  
9'11" including wardrobes x 8'6" (3.02m including wardrobes x 2.59m)

**Bathroom**  
8'10" x 5'5" (2.69m x 1.65m)

**Gardens**  
The substantial frontage is largely formed by a well screened lawn garden. Mature trees and hedging line its boundaries creating a welcomed feel of privacy. A sizeable raised circular bed is awash with colourful shrubs, plants and ornamental trees. A mature Hornbeam tree sits to one side and the garden sweeps around either side of the house. A private garden for the annexe is to one side and the other is home to a handy storage shed and potting shed. The rear garden is equally well kept combining a neat lawn with a paved patio and pathways. Established shrubs, trees and colourful flowers feature throughout this pretty space which is enclosed by fence boundaries.

**Integral Garage**  
With an up and over door, power and lighting. Internal door to utility room.

**Driveway Parking**  
Curved stone walls sweep in from the road to meet the pillared and gated entrance to the driveway. It offers spaces for 4 vehicles plus a fifth on the approach to the gates.



**Council Tax**  
Band F & Band A

**Tenure**  
Freehold

**Construction Type**  
Standard construction

**Flood Risk**  
Low Risk from Surface Water. Very Low Risk from River & Sea.

**Mobile Coverage**  
Limited Coverage: O2, Three, Vodafone & EE

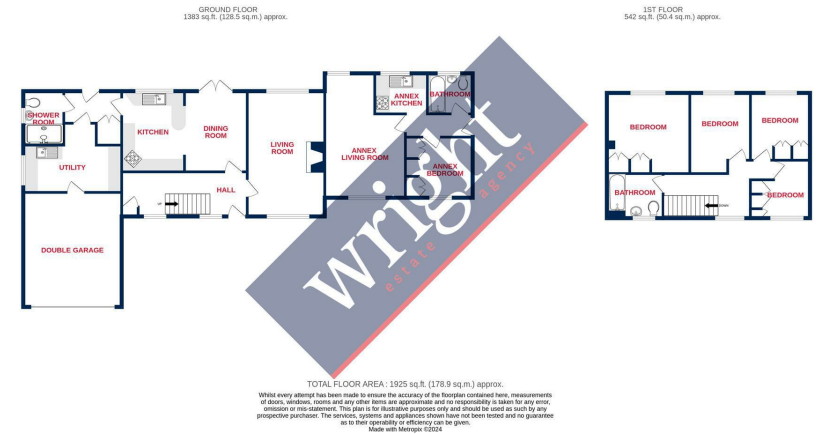
**Broadband Connectivity**  
Openrech and Wightfibre networks. Ultrafast fibre available.

**EPC**  
House: D Rating Annexe: C Rating

**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

**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

PROTECTED

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