



- Substantial Detached Bungalow Sitting in Mature Gardens
- Adjacent to Coastal Walks to the Beach with Quarr Abbey beyond
- Generous Living Room Overlooking Gardens
- Sylvan and Peaceful Private Road
- Considered to be one of the most beautiful Coastal Areas of the Island
- West Facing Lawned Gardens Backing on to Ancient Woodland
- No Onward Chain
- Comfortable 4 Double Bedroomed Accommodation
- Garage, Car Port & Driveway Parking For 6 Cars
- Walking Distance to Fishbourne Wightlink Ferry Services to Portsmouth

Silver Birches, 8 Abbots Close, Quarr, Binstead, Isle Of Wight, PO33 4EP

£595,000

Nestled in the charming coastal location of Quarr, Binstead, this detached bungalow from the 1980's offers a wonderful retreat, just a stones throw from the lovely coastal pathways leading to the beach and ancient abbey ruins with picturesque environs. Wightlink ferry services to the mainland are just a few minutes walk beyond with frequent services to Portsmouth. The Royal Victoria Yacht Club is equally close.

Ryde School and golf club are minutes drive away. The town also features a great range of shops, restaurants and amenities including a marina, excellent beach and 15 minute passenger ferries to Portsmouth and Southsea.

With a garage, car port and parking for up to 6 vehicles, convenience is at the forefront of the residence. The peaceful private close ensures a quiet and safe environment , perfect for retirees, families or those seeking a serene lifestyle. The grounds feature sizeable mature tree-lined gardens backing onto Ancient Woodland.

The 175 sqm (1,883 sq ft) including the garage, interior accommodation is spacious and bright with generous rooms that overlook the totally private and well screened gardens.

The well presented interior provides a blank canvas for you to unleash your creativity and put your own stamp on the appearance. Whether you are looking to modernise the decor or simply add personal touches, the potential for transformation is endless.

Don't miss this opportunity to own a piece of paradise in Quarr, Binstead where nature meets comfort in this delightful property.



Accommodation

Entrance Hall

12'7" x 11'9" (3.84m x 3.58m)

Built-in Cloak Cupboard

Cloakroom W/C

Living Room

21'5" x 15'5" (6.53m x 4.70m)

Conservatory

10'3" 8'9" (3.12m 2.67m)

Dining Room

13'10" x 10'5" (4.22m x 3.18m)

Kitchen

12'10" x 10'4" (3.91m x 3.15m)

Utility Room

8'2" x 7'4" (2.49m x 2.24m)

Bedroom 1

13'11" x 12'6" including wardrobes (4.24m x 3.81m including wardrobes)

Bedroom 2

12'2" x 11'6" (3.71m x 3.51m)

Bedroom 3

13'11" x 7'11" including wardrobes (4.24m x 2.41m including wardrobes)

Bedroom 4/Study

11'8" x 7'10" (3.56m x 2.39m)

Bathroom

7'8" x 6'5" (2.34m x 1.96m)

Garage

22'10" x 9'5" (6.96m x 2.87m)

With an up and over door, power and lighting. Double glazed window and door to rear.

Car Port

14'2" x 9'4" (4.32m x 2.84m)

Driveway

The brick paved driveway has spaces for up to 4 vehicles.



Gardens

The wide frontage is edged either side by established hedge and tree-lined boundaries creating welcomed screening. A pair of Silver Birches, the bungalows name sake, sit within the well kept lawn. A dwarf stone wall incorporating planters sits along the front boundary. Gated access to both sides of the property to west facing rear garden. This is laid to lawn and backs directly onto an ancient woodland promoting privacy and a pleasant environment. Established hedge borders line each side of the garden further adding to the aesthetic. A central cluster of the more exotic Cordaline trees are of the heart of the garden. The paved patio runs the full width of the bungalow and wraps around to meet the sizable south facing sun trap paved terrace to the side. Garden tap.

Council Tax

Band F

Tenure

Freehold

Flood Risk

Very Low Risk

Construction Type

Cavity wall construction

Mobile Coverage

Limited Coverage: EE, Three & O2

Broadband Connectivity

Openreach Network, Standard Speed

Services

Unconfirmed gas, electric, mains water & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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