



- Stylish Brand New Detached House
- Open Plan 24'2 Kitchen/Dining Space
- Air Source Heat Pump Central Heating(see notes)
- Peripheral to Binstead Village
- LABC 10 Year Build Warranty
- Garage (20' x 12')
- Cloakroom W.c & Separate Utility Room
- Generous 152 sqm 4 Bedroom - 1 En Suite Accommodation
- Generous Driveway Parking
- Close is Surrounded by Countryside

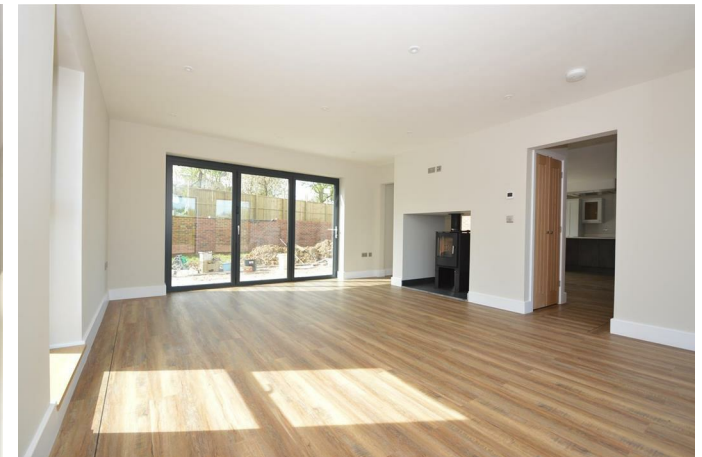
8 Paddock Close, Binstead, PO33 3FG

**£695,000**

Welcome to phase 2 of Paddock Close, a cluster of just 5 brand new detached homes nestled in to the peripheral countryside of Binstead village. Number 8 is a 4 bedroom, with the principal bedroom en suite, beautifully designed and arranged for modern living. This ready to move into home will come with the benefit of a 10 year LABC Build Warranty and a high energy efficiency rating helping to keep better control of on going running costs. The ground floor is cleverly designed to provide a generous open plan kitchen and dining space with a separate utility room. There is a comfortable triple aspect family living room overlooking and accessing the landscaped lawned gardens. Upstairs and there are 4 bedrooms to choose from with differing views of the pleasant rural surroundings. The principal bedroom is en suite and the family bathroom suite includes a bath and separate shower. The oversized garage at (20' x 12') sits to the side of the property accessed via the generous driveway.

Paddock Close is situated towards the south-westerly outskirts of the popular village of Binstead. This peaceful close is largely surrounded by farmland and open fields making for a particularly pleasant environment and outlook from these smart new homes. Cleverly designed, the houses are an attractive blend of the traditional and the contemporary. This peripheral location leaves you with easy access to the surrounding countryside via local footpaths and bridleways. It is a brief 5 minute drive to the village centre and its facilities. These include a village pub, recreation park, shop, post office and a major bus route connecting directly to other towns and villages. Binstead has its own natural beach and the Islands Coastal Path runs through this seaward side of Binstead ultimately circumnavigating the entire Island. Ryde Golf course is on the boundary of Binstead where it merges with the adjoining principal town of Ryde and offers a pleasant traffic-free route down to the local beach.

Regular passenger crossings to the mainland are found along the Esplanade at Ryde and the car ferry crossing is found in nearby Fishbourne. Binstead has its own primary school and a senior school is found at the eastern edge where Ryde and Binstead merge. There is a local community centre and a football pitch home to both junior and senior Binstead teams.





# Accommodation

## Entrance Lobby

## Open Plan Kitchen/Dining

24'2" max x 19'3" (7.38m max x 5.88m)

## Utility Room

## Cloakroom

## Living Room

18'1" x 14'2" (5.53m x 4.34m )

## Landing

## Principal Bedroom

14'9" max x 14'2" max (4.51m max x 4.32m max)

## En Suite Shower Room

## Bedroom 2

12'5" max x 8'8" (3.8m max x 2.66m)

## Bedroom 3

12'5" max x 8'8" (3.8m max x 2.66m)

## Bedroom 4

11'9" x 9'8" (3.59m x 2.96m )

## Bathroom

13'8" x 6'2" (4.18m x 1.89m)

## Garage

20'0" x 12'0" (6.12m x 3.68m)

## Driveway

Brick paved driveway with spaces for 4 cars

## Gardens

The neatly lawned frontage sits behind the brick built boundary wall. Access from either side to the enclosed rear garden. This west facing garden has brick built boundary walls enclosing the lawned garden. Porcelain tiled patio area sits along the rear of the house accessed from the living room and kitchen/diner. The same porcelain tiles form the pathways. Steps to one side lead to the upper garden level which is currently laid to a weed-suppressing covering ready for whatever the new owner decides.

## Service Charge

£200 per annum contribution is payable towards private road maintenance, communal landscaping in development and maintenance of attenuation pond (assists management of surface water).

## Heating

Air source heat pumps will generate heat and hot water.



**Tenure**  
Freehold

**Council Tax**  
Yet to be banded

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

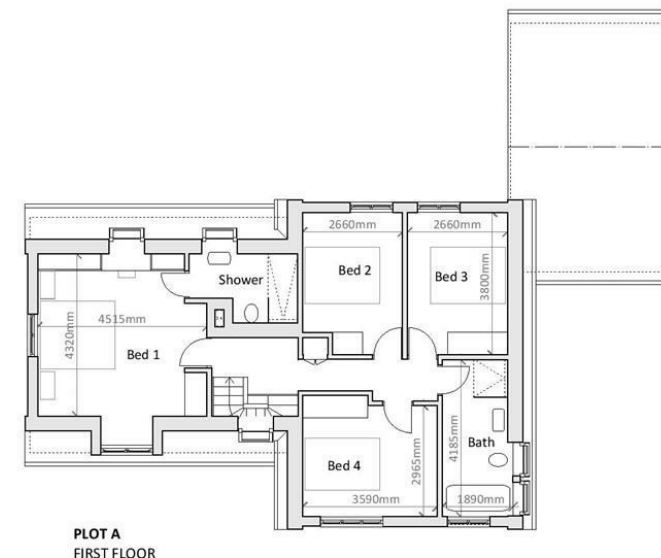
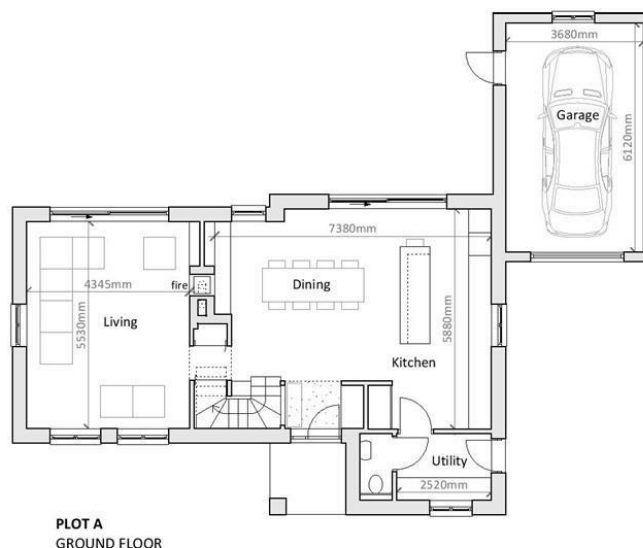
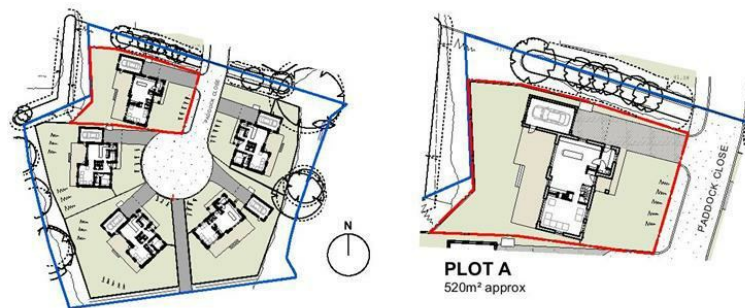
**Broadband Connectivity**  
Openreach network. Standard speed available.

**Flood Risk**  
Very low risk

**Services**  
Unconfirmed mains gas, electric, drainage pumped from site to mains sewer & water. Fibre broadband on site. Telephone wiring on site.

**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.

**Construction Type**  
Timber frame cavity wall



**PLOT A**  
Two storey, 4 Bed  
152m<sup>2</sup> GIA

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Dwg No. 18025-M-040  
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Address Adj 107-117 Newnham Road  
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Stage MARKETING  
Drawn by JE  
Checked by NS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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