



- Stunning Brand New Contemporary Detached House
- 10 Year New Home Warranty
- Stylish kitchen with Breakfast Bar
- Beach and Countryside on Your Doorstep
- 1st and 2nd Floor 37' Balconies with Sea & Countryside Views
- Integral Garage with Powered Door & Driveway Parking
- Wonderfully Peaceful Coastal Position
- Comfortable 4 Bedroom 3 Bathroom Accommodation
- Spacious Open Plan Living Space with Balcony
- Cloakroom, Utility Room & Underfloor Heating

12 Wishing Well Close, Ryde, PO33 1FS

£645,000



Welcome to this stunning new build detached house located in the picturesque coastal hamlet of Pondwell. This contemporary property boasts 4 bedrooms, 3 bathrooms, and a spacious reception room, offering ample space for comfortable living.

Built in 2024, this modern home features a stylish open plan living area with a breathtaking kitchen and a 37' balcony, perfect for enjoying the serene coastal views. The property also includes an integral garage with a powered door, along with driveway parking for up to 4 vehicles, making it convenient for you and your guests.

Situated in an idyllic setting surrounded by fields and a bridleway leading to the beach, this house offers the perfect blend of tranquillity and convenience. Imagine taking leisurely strolls along the beach or exploring the beautiful countryside right at your doorstep.

Additionally, this property comes fully equipped with a contemporary kitchen and flooring throughout, ensuring that you can move in hassle-free and start enjoying your new home from day one.

Don't miss this opportunity to own a brand new home in a sought-after coastal location, offering the best of both beachside living and countryside charm. Contact us today to arrange a viewing and make this dream home yours!



# Accommodation

## Entrance Hall

Door to rear garden.

## Boiler Room

## Utility Room

5'7 x 4'7 (1.70m x 1.40m)

## Walk-in Storage

## Shower Room

6'9 x 5'3 (2.06m x 1.60m)

## Bedroom/Study

9'1 x 9'0 (2.77m x 2.74m)

## 1st Floor Landing

## Lounge/Diner

22'6 x 17'0 (6.86m x 5.18m)

Juliette balcony overlooking garden.

## Balcony

37'7 x 5'2 (11.46m x 1.57m)

Enjoying views of the adjoining fields and woodlands which surround the development. Glass balustrade.

## Kitchen

15'4 x 9'11 (4.67m x 3.02m )

Stunning fully equipped range of units and appliances.

## 2nd Floor Landing

## Principal Bedroom

14'4 including wardrobes x 10'10 (4.37m including wardrobes x 3.30m)

## En Suite Shower Room

## Balcony

37'7 x 4'9 (11.46m x 1.45m)

Stunning views of the sea (The Solent) off the coast of Seaview Village. Panoramic views inland across the surrounding countryside.

## Bedroom 2

12'11 x 9'10 (3.94m x 3.00m)

## Walk-in Storage

## Bedroom 3

12'9 including wardrobes x 9'7 (3.89m including wardrobes x 2.92m)





**Bathroom**  
5'9 x 4'7 (1.75m x 1.40m)

**Integral Garage**  
16'6 x 14'5 (5.03m x 4.39m)  
With a powered door. D/glazed window and door to rear garden and patio. Power points and lighting.

**Driveway**  
The brick paved driveway offers spaces for up to 4 vehicles.

**Gardens**  
A dwarf box hedge defines the borders of the lawned frontage. Gated side accesses to rear garden. A generous paved terrace extends across the full width of the garden offering plenty of seating, sunbathing and BBQ space for the family. Steps up to the main lawn which backs on to the tree-lined bridleway leading down to the beach. Fence boundaries fully enclose the garden and it is well screened by the trees to the rear. A solitary tree stands inside the rear boundary. Garden tap. Brick paved pathways.

**Tenure**  
Freehold

**Council Tax**  
tbc

**Flood Risk**  
Low risk from surface water. Very low risk from sea and rivers.

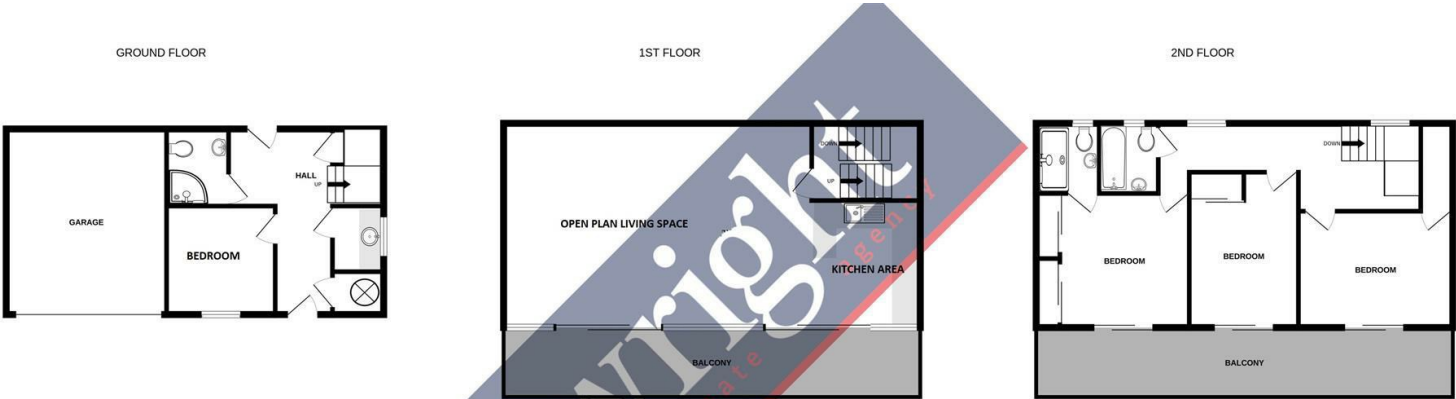
**Mobile Coverage**  
Coverage includes Vodafone and O2. Limited coverage from EE and Three.

**Broadband Connectivity**  
Openreach and Wightfibre networks. Up to Ultrafast fibre available.

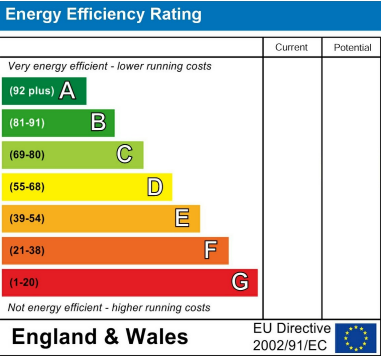
**Construction Type**  
Brand new cavity wall construction. Partial steel frame

**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.



Whilst every attempt 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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Viewing:

Date .....

Time .....