



**Kite Hill**  
Ryde  
£375,000



Lancasters

Situated in a desirable location on the outskirts of Wootton - 'The Haven' is a chalet style detached bungalow with off street parking, and garage that sits within a secluded plot, with gardens and South facing conservatory. CHAIN FREE the property needs some modernisation internally - but offers fantastic flexible accommodation.





## 4 Bedroom Detached Bungalow

**Lounge/Diner** 20' 8" x 19' 2" (6.3m x 5.85m) max

A large main dual purpose reception with double height vaulted ceiling - Doors to ...

**Conservatory** 10' 6" x 8' 2" (3.2m x 2.5m)

A south facing additional reception with dwarf wall and French style doors to the garden.

**Kitchen** 18' 3" x 10' 6" (5.55m x 3.2m)

Sleek fitted kitchen with contrasting counter tops and feature inset Blue AGA. Spiral stairs to the first floor.

**Study** 9' 0" x 8' 6" (2.75m x 2.6m)

Reception - ideal study area or home office.

**Shower Room**

A large family wash room with wetroom style shower, w/c and basin - towel rail. Tiled throughout.

**Bedroom 2** 14' 3" x 9' 6" (4.35m x 2.9m)

A ground floor double bedroom with rear lobby/dressing area. Double doors to the rear. Ensuite

**En-suite**

Complete with shower cubicle, w/c and basin.

**Landing**

Spiral staircase from the kitchen opens onto a central landing with accommodation off. Sloped ceilings throughout the first floor.

**Bedroom 1** 20' 10" x 8' 8" (6.35m x 2.65m)

Large double bedroom with an internal balcony overlooking the main reception. Velux window.

**Bedroom 3** 8' 6" x 7' 7" (2.6m x 2.3m) max

Single bedroom with velux window and eaves storage.

**Bedroom 4** 8' 6" x 6' 11" (2.6m x 2.1m)

Single bedroom with velux window.

**Bathroom**

Large family bathroom with spa bath, w/c and basin and heated towel rail.

**Outside**

The property has a sweeping drive from the street and five bar gate. Off street parking in addition to a single garage and lean to store. The garden is laid to lawn with hedged borders and trees. To the rear of the property is a paved courtyard.



TOTAL FLOOR AREA - 1461 sq.ft. (135.8 sq.m.) approx.

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.  
Made with Metropix C2024

Want more photos and a video? Scan here

Lancasters Estate Agents  
65 High Street | Cowes | Isle of Wight | PO31 7RL  
01983 209020 Homes@Lancasters.org

Tenure: Freehold  
Council: E  
EPC: D



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.