

SPENCE WILLARD



Quarr Retreat, Quarr Hill, Ryde

A superb and extremely spacious modern family home occupying an attractive yet accessible location backing onto mature woodland and with excellent access to mainland ferry links.

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



Quarr Retreat

Situated in a select private cul de sac of just 3 houses in the sought after Quarr area, just west of Ryde, the property is set amidst ancient woodland and benefits from being within an Area of Outstanding Natural Beauty, close to Quarr Abbey. The nearby coastal town of Ryde also provides a range of shops, a marina, Ryde School and a superb sandy beach at Appley as well as fast ferry connections to Portsmouth and Southsea with onward connections to London. There are also excellent coastal walks nearby.

Built about 7 years ago and benefitting from the balance of a 10 year NHBC warranty the house provides light accommodation with particularly spacious rooms over 3 storeys, along with an integral double garage, generous driveway and a west facing garden extending to the woodland edge. The house is well presented with great circulation, including double doors from the entrance hall to both the kitchen and adjacent living room. There are solid oak internal doors and bannisters/ handrail.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious entrance to the house with a good sized coat cupboard, staircase with solid oak banisters and separate understairs cupboard. Pairs of oak doors open to both the sitting room and kitchen/dining room.

CLOAKROOM Washbasin and WC.

SITTING ROOM A particularly spacious room featuring a fireplace with flagstone hearth with oak beam over capable of housing a wood burning stove. A wide opening to:

CONSERVATORY A well-proportioned and versatile reception room overlooking the rear garden and surrounding woodland with the benefit of glazed doors opening to the terrace.

KITCHEN/DINING ROOM A further superbly proportioned room with an outlook over the rear garden and French doors opening to the terrace. Fitted with a modern kitchen comprising of a good range of base and wall cupboards including an island unit and matching dresser, all with granite worksurfaces. 1 ½ bowl stainless steel sink unit with mixer tap and a range of integral appliances including a dishwasher, electric range cooker with five-ring hob, dual ovens and extractor over. Space and plumbing for an American-style fridge.

UTILITY ROOM Built-in cupboards and worksurface with space for washing machine and dryer. Wall mounted Vaillant gas-fired boiler and part-glazed door to garden. Door to:

INTEGRAL GARAGE A good sized double garage with twin up-and-over remote-controlled doors and a part-glazed door to the side elevation. Power and lighting.

FIRST FLOOR

LANDING Linen cupboard and staircase with solid oak banister leading to second floor.

BEDROOM 1 A really good sized bedroom with built-in cupboard and a wide opening to a dressing area overlooking the rear garden and surrounding woodland. Airing cupboard housing hot water cylinder and separate cupboard.

BATHROOM EN-SUITE Large walk-in shower, washbasin, WC, bath and heated towel rail.

BEDROOM 2 Spacious double bedroom overlooking the rear garden.

SHOWER ROOM EN-SUITE Large walk-in shower, washbasin, WC and heated towel rail.

BEDROOM 3 A double bedroom with an outlook to the front of the property.

BEDROOM 4 Further double bedroom with an outlook to the front.

FAMILY BATHROOM Bath, separate shower, washbasin, WC and heated towel rail.

SECOND FLOOR

BEDROOM 5 A really nicely proportioned dual-aspect room with a woodland outlook to both aspects.

BATHROOM EN-SUITE Bath, separate shower, washbasin set in built-in cupboards, WC and heated towel rail.

OUTSIDE A block paved shared drive leads to Quarr Retreat as well as two adjacent properties and a plot for a potential 4th house at the end of the drive, all bordered by mature trees. A wide block paved driveway to the front of the house and garaging providing parking for up to five cars. There is gated access to either side of the house into the lawned rear garden which is enclosed by close board fencing to either side that leads down to mature woodland which forms an attractive backdrop to the property. In addition, there is an extensive paved terrace to the rear of the house with outside lighting.

Services Mains water, electricity, drainage and gas. Gas-fired central heating.

EPC Rating B

Tenure Freehold. The purchaser will be liable for 25% of the maintenance costs of the shared drive. To protect the amenity it is proposed there will be a covenant that no boats, caravans or mobile homes are to be parked on the site/driveway and no business to be conducted from the property, nor multiple occupation.

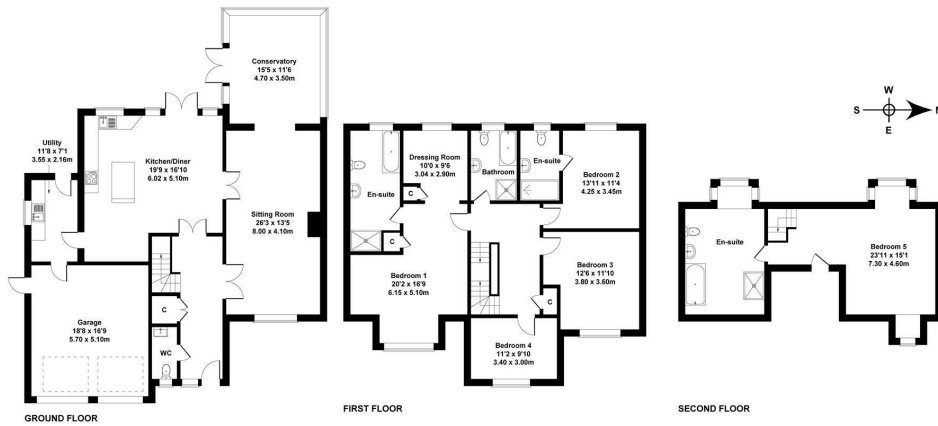
Council Tax Band G

Postcode PO33 4EH

Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Quarr Retreat
Approximate Gross Internal Area
3337 sq ft - 310 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Peterplans Ltd, 2023

