

SPENCE WILLARD



Ascot House, Quarr Hill, Quarr, Isle of Wight, PO33 4EH

A detached modern home providing light accommodation within an attractive wooded backdrop set in close proximity to Quarr Abbey and with excellent access to mainland ferry links

VIEWING

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Built around 2007, Ascot House comprises an excellent modern home benefitting from a great layout and particularly light accommodation. Highlights include a spacious twenty-six-foot-long living room with adjacent conservatory benefitting from views over the garden and surrounding woodland. The property's ownership includes woodland running along the southern side of the garden including various mature oak trees which provides a haven for wildlife.

Situated in a select private cul-de-sac of just three 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 with Upper Chine 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.

ACCOMMODATION
GROUND FLOOR

COVERED PORCH With part-glazed front door to:

ENTRANCE HALL A spacious entrance to the house with an oak staircase leading to the first floor with understairs cupboard.

LIVING ROOM A really spacious, dual aspect room with bay window to the front elevation and sliding glazed doors opening to the conservatory at the rear elevation. Gas fire set in ornate surround.

CONSERVATORY UPVC construction and overlooking the garden and surrounding woodland with French doors leading to the terrace.

DINING ROOM Sliding glazed doors open to the terrace with views of the garden and woodland.

KITCHEN Fitted with a good range of base and wall cupboards with worksurfaces, ceramic sink unit, AEG double oven with four-ring hob above with extractor. Integral dishwasher and space for fridge. Outlook over the garden and woodland.

UTILITY ROOM Part-glazed door to the garden, built-in cupboards, worksurfaces, stainless steel sink unit and Glow-Worm gas-fired boiler.

CLOAKROOM Washbasin set in vanity unit and WC.

STUDY/BEDROOM 5 With a wide bay window to the front elevation.

FIRST FLOOR

LANDING Partially galleried with oak banisters. Airing cupboard housing hot water tank with slatted shelving.

BEDROOM 1A double bedroom with attractive woodland outlook.

SHOWER ROOM EN-SUITE Tiled throughout with a large shower, washbasin, WC and heated towel rail.

BEDROOM 2 Spacious double bedroom with an outlook to the front.

BEDROOM 3 A double bedroom overlooking the rear garden and woodland.

BATHROOM Tiled throughout with bath with mixer tap and separate shower over, washbasin set in vanity unit, WC and heated towel rail.

BEDROOM 4 Double bedroom overlooking the front.

OUTSIDE A block paved driveway provides parking for two cars in front of the detached brick and block built **DOUBLE GARAGE** (5.8m x 5.4m) with twin up and over doors, power and lighting. A natural stone path leads past a lawned garden to the front door while to one side, a gravel path leads around to the principal garden to the rear of the property while on the other side, there is gated access. A large, natural stone paved **TERRACE** accessed from the dining room and conservatory and steps down to a lawned garden surrounding by a mature wooded backdrop. The property extends into mature woodland which includes numerous mature oak trees, hazel and field maple.

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

EPC Rating C

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



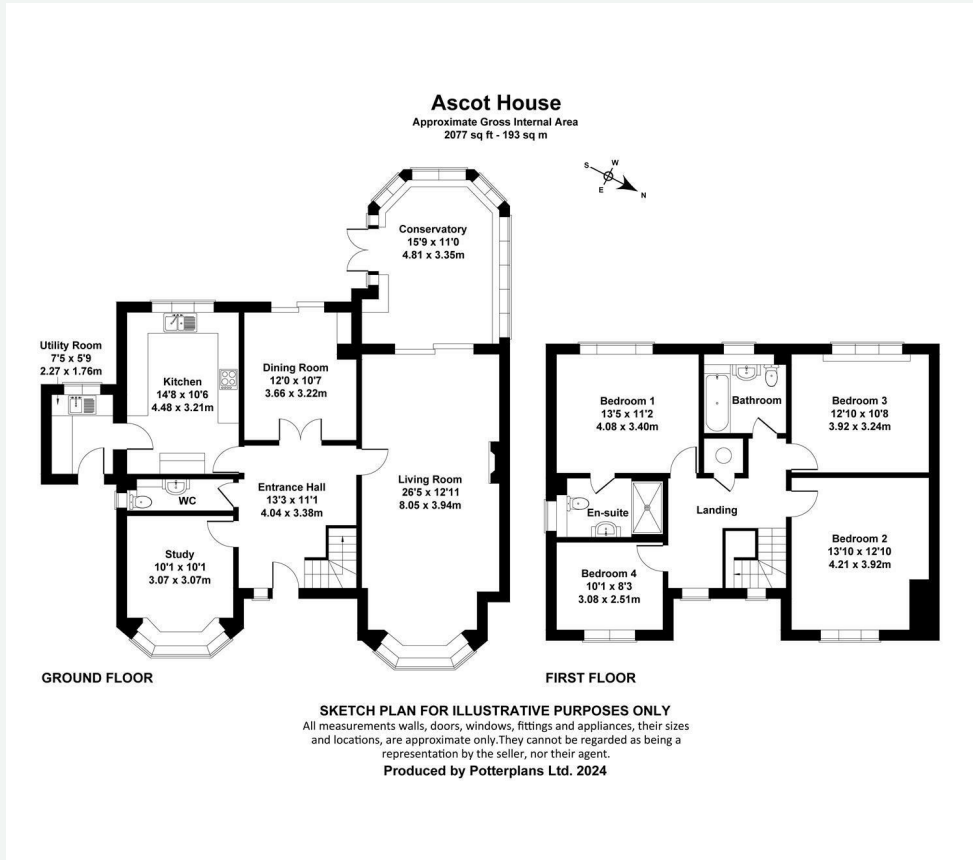
COUNCIL TAX Band F

POSTCODE PO33 4EH

DIRECTIONS

From the entrance of Quarr Abbey, proceed along the A3054 towards Ryde. Halfway up Quarr Hill, take first turning on the left signed Quarrwood. Bear left and Ascot House is the first house on the left.

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



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