



12 QUEENS ROAD  
RYDE, ISLE OF WIGHT







# 12 QUEENS ROAD

## RYDE, ISLE OF WIGHT

**A SUBSTANTIAL VICTORIAN FAMILY HOME WITH A RANGE OF CHARACTERFUL FEATURES, MATURE GARDENS AND SEA VIEWS IN A CENTRAL RYDE LOCATION.**

The attractive detached house is arranged over four floors and provides a good deal of versatile accommodation with six bedrooms and four bathrooms and a further two lower ground floor self contained flats. There has been some modernisation and with a good standard of finish throughout, all of the period character remains with elegant spacious reception rooms, high ceilings and sash bay windows with views out to The Solent.



Located particularly close to Ryde School, the property is a short walk from the town centre with its range of shops and restaurants, whilst the seafront, beach and the passenger ferry services to Southsea and Portsmouth (crossing times of 12 and 20 minutes) are all nearby.

**ENTRANCE PORCH** Double door entrance under crescent shaped top light and lantern. Elegant period staircase with hardwood handrail.

**ENTRANCE HALL** Oak wood flooring and elegant period staircase with hardwood handrail.

**SITTING ROOM** A stunning, bright and elegant room with feature fireplace gas fire burner, deep bay window with Venetian shutter blinds, high ceilings and decorative cornicing and door surround.

**CONSERVATORY** A generous sized room ideal for formal dining overlooking the garden with doors out to a terrace.

**DRAWING ROOM/GAMES ROOM** Bright room with a deep bay window to the front elevation and views of The Solent.

**KITCHEN/BREAKFAST ROOM** A light and spacious room with high ceiling and fitted with a good range of storage cupboards and units arranged around a central island. Integral Neff appliances including a cooker oven and microwave, gas hob with extractor over and dishwasher. Work surface incorporating a 1.5 bowl corner sink unit.

**LAUNDRY/UTILITY ROOM** With sink unit, separate WC and storage units.

### CLOAKROOM

### FIRST FLOOR LANDING

**PRINCIPAL BEDROOM** An impressive and spacious bedroom with deep bay window providing views of The Solent and to the mainland.

**BATHROOM EN-SUITE** Oak clad panelled bath, wash hand basin, WC and built-in wardrobe.

**BEDROOM 2** With Solent views.

**BATHROOM EN-SUITE** Panelled bath, wash hand basin, WC and corner shower cubicle.

**BEDROOM 3** A further double bedroom overlooking the rear garden.

### EN-SUITE SHOWER ROOM

### 2ND FLOOR

**BATHROOM** With bath and shower over, WC, wash basin and outlook towards The Solent.

**BEDROOM 4** A dual aspect room with Solent views that could equally be used as a TV/recreational room.

**BEDROOM 5** A good sized double bedroom overlooking the garden.

**BEDROOM 6** A further double bedroom with views of The Solent and across to the mainland.

### LOWER GROUND FLOOR

Currently arranged as two separate self contained dwellings each comprising one bedroom, sitting room, kitchen and bathroom - both have discrete private entrances. Rental revenue for each flat is in excess of £10,000 per annum.

### OUTSIDE

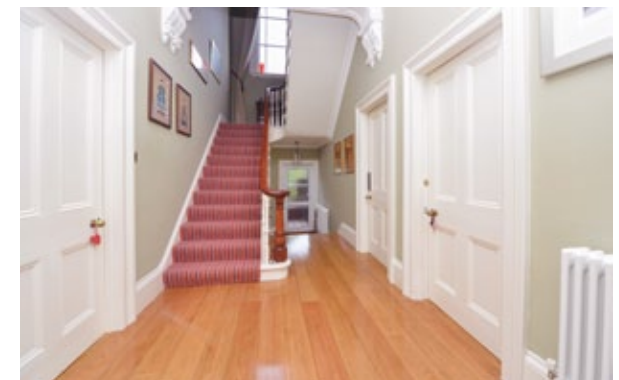
The house is set centrally within its plot and is approached through pillar gate posts onto a gravel driveway with ample space for parking several cars. To the rear is a superb south facing garden providing plenty of privacy with mature trees and shrubs enclosing a central area largely laid to lawn. Adjacent to the rear elevation is an attractive covered and elevated decked terrace with balustrade overlooking the lawn.

### SERVICES

Mains water, electricity, drainage and gas. Both flats have separate water, electricity and gas meters.

### POSTCODE

PO33 3BG

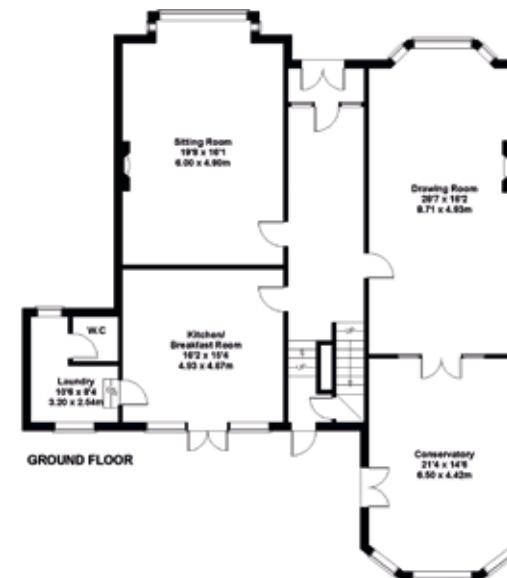




## VIEWINGS

All viewings will be strictly by prior arrangement with the joint selling agents Spence Willard and Watson Bull & Porter.

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars: June 2014. Photography: June 2014.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PinterPlans www.pinterplans.co.uk

Watson Bull & Porter  
21 High Street  
Ryde, Isle of Wight  
PO33 2HN

Tel: 01983 329286

[www.watsonbullporter.co.uk](http://www.watsonbullporter.co.uk)



Pimento House,  
Number One The Parade  
Cowes, ISLE OF WIGHT  
PO31 7QJ

TEL: (01983) 200880

[sales@spencewillard.co.uk](mailto:sales@spencewillard.co.uk)

[www.spencewillard.co.uk](http://www.spencewillard.co.uk)





