





82 NEWNHAM ROAD RYDE, PO33 3TF

£539,000 FREEHOLD

SOMETHING RATHER BEAUTIFUL. A stunning 4 bedroom chalet style bungalow set on a good size plot and large garden backing onto fields with a big GARDEN CABIN with ANNEXE potential. Ideally located, this home offers 2 - en-suites with a stylish master suite. Beautiful open kitchen/diner with bi-fold doors leading to the rear garden.

Williams
SALES & LETTINGS

82 NEWNHAM ROAD

4 good size double bedrooms - 2 en-suite
 Open plan kitchen diner opening to garden
 Immaculate throughout
 Bloc paved driveway and parking for three vehicles
 Gated side access to garden
 Room to store a motor home / tourer behind gates
 Large home office / workshop / garden cabin / annexe potential
 Luxurious, first floor master bedroom
 Convenient for reaching Ryde and Newport
 Desirable location backing onto fields





THE ACCOMMODATION WITH APPROXIMATE MEADUREMEN

PORCH.

Wooden door to hallway

LARGE HALLWAY

Tiled flooring. Radiator. Storage cupboard.

LOUNGE 14'0" x 12'9"

Double glazed bay window to front. Radiators. Wood effect flooring. Log burner in fireplace.

KITCHEN/DINER 25'2" x 12'3"

Double glazed windows to rear. Double glazed bifold doors leading to garden. Wood effect flooring. Radiators. Kitchen compromises of stylish floor units. Bosch Ovens x2. Gas hob with extractor over. Large built in stainless steel sink with a mixer tap and instant boiling water. Built in dishwasher. Built in fridge.

UTILITY ROOM

Double glazed windows to side. Wall and floor unit. Space and plumb for washing machine and dryer. Wood effect flooring,

OPEN HALLWAY 13'11" x 9'10"

Double glazed window to side. Side access. Beautiful wooden solid oak and glass staircase to 1st floor.

BEDROOM 11'10" x 10'7"

Double glazed window to front. Radiator. Cupboard housing boiler. Wood effect flooring.

Dressing room.

Window to front. Wood effect flooring.

En-suite

Double glazed window to front. Basin. Low level W.C. Shower cubicle. Heated towel rail. Wood effect flooring.

BEDROOM 10'6" x 10'6"

Double glazed window to side. Wood effect flooring. Radiator.

BEDROOM 10'6" x 8'9"

Velux window. Radiator. Wood effect flooring.

DOWNSTAIRS SHOWER ROOM.

Double glazed window to side. Large shower. Basin. W.C. Tiled flooring. Heated towel rail.

1ST FLOOR

Landing with Velux window. Radiator.

BEDROOM 14'6" x 12'4"

Double glazed windows to rear with far reaching rural views. Double glazed windows to front.
Radiator. 'Feature raised 'roll top' bath. Under eaves storage.

Dressing room

En-suite

Basin. Low level W.C.

GARDENS

Rear Garden -

Gated access to the side leads to a generous size garden which BACKS ON TO FIELDS and is mainly laid to lawn and also boasts a patio area leading from the kitchen / diner. Mature shrubs and hedging. Large impressive garden cabin, upvc glazed entrance, french doors leading to the garden. This provides a great opportunity to utilise as additional living space, a work shop, or a home office. There is also a log store to the side of the property and an outside tap.

Front -

Driveway - To the front of the property, a block paved driveway provides parking. Double Wooden gates provide the option for an additional enclosed parking space and room to store a motor home / tourer behind the gates.

Additional Details - Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, gas central

heating, electricity

82 NEWNHAM ROAD







GROUND FLOOR 1263 sq.ft. (117.3 sq.m.) approx. 1ST FLOOR 396 sq.ft. (36.8 sq.m.) approx.





EU Directive 2002/91/EC

Quarr Abbey

A3054

BINSTEAD

Fishbourne

Kite Hill Elenors Grove

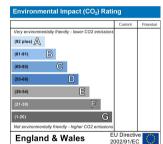
Havenstreet

Energy Efficiency Rating

Not energy efficient - higher running cost

England & Wales

Google



A3054

SWANMOR

HAYLANDS

Map data @2024 Google

Smallbrook Stadium

TOTAL FLOOR AREA: 1659 sq.ft. (154.1 sq.m.) approx.

Whist every attempts has been made to ensure the accuracy of the floorpian contamed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission or mis-attempt. This pile in the floorpian contamed and no responsibility to the sub-emission or mis-attempt. The pile in the file institute propose only and should be used as such by any prospective purchaser. The same room is the file institute propose only and should be used as such by any prospective purchaser. The same room is the file institute proposed in the same room is as to their operability or efficiency can be given as to their operability or efficiency can be given.

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Williams Islandwide 41 High Street Wootton Bridge Isle Of Wight PO33 4LU

01983 883333 sales@williamsisleofwight.co.uk lettings@williamsisleofwight.co.uk www.williamsisleofwight.co.uk

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