



111 Newnham Road
Binstead | Isle of Wight | PO33 3TF

FINE & COUNTRY

Seller Insight

“ We have loved living in Binstead these past few years but unfortunately our circumstances have changed. We will very much miss our beautiful bungalow and the island lifestyle.

*During our time here we have enjoyed all the benefits of living in such close proximity to Ryde, the largest town on the island, with its wide selection of independent shops, bars, cafes and restaurants. We will also miss being so close to the gorgeous, golden sandy Appley Beach, and being just a stone's throw away from the hi-speed passenger ferries to Portsmouth.”**



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

111 Newnham Road

Built in 2021 using Island stone, this property has the feel of a traditional cottage from the exterior, with all the advantages of a modern build inside. The entrance hallway opens out into an impressive open plan living space, with beautiful oak flooring and hide and slide patio door, which flood this space with light. The contemporary kitchen is enviable, with its brand new, all Neff appliances, including integrated dishwasher, fridge freezer, electric oven – with slide-under door, hood, and induction hob. At one end of the kitchen is a breakfast bar, and at the other is access to a handy utility room, with a stainless-steel sink, space for a washing machine and tumble dryer, and there is another external door.

This property benefits from three evenly proportioned double bedrooms, all laid with carpet. Off the main bedroom is an immaculate shower room, with a very generous, level entry shower and porcelain floor tiles. The spacious family bathroom has another fabulous, large shower with a separate full-sized bath and is finished beautifully with white, high-gloss furniture. A large recess in the hallway has been fitted with full height sliding doors creating a large storage area with fitted shelving. Spanning the length of the house is the loft, currently used for storage and the hot water tank and boiler, but full of potential for extra living space (STPP).

To the front of the property is a sizeable block-paved driveway with enough room to comfortably park four vehicles. The good-sized garden extends around the back and to the side of the property and is bordered by a pretty brick wall. This lovely garden is mostly laid to lawn, with a couple of young sapling trees, and a spacious patio.

Additionally, this property benefits from a ten year Protek warranty, issued on 31st December 2021.







Travel Information

1.8 miles from Fishbourne to Portsmouth Ferry Terminal
 6.3 miles from East Cowes to Southampton Ferry Terminal
 3 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

1 Leisure Medina, Newport	5.1 miles
Lakeside Spa & Hotel, Wootton	2.1 miles
Ryde Golf Club, Binstead	1.1 mile
Westridge Squash & Golf Centre, Ryde	3.7 miles

Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(6.6 miles) 01983 822099

Education

Primary Schools
 Binstead Primary School, Binstead 01983 562341
 Oakfield C of E Primary School, Ryde 01983 563732
 Fiveways Primary School, Ryde 01983 616272
 Dover Park Nursery, Ryde 01983 562617
 Greenmount Primary School, Ryde 01983 562165
 Haylands Primary School, Ryde 01983 563372
 St. Mary's Catholic Primary School, Ryde 01983 562000
 Wootton Community Primary School, Wootton 01983 882505

Secondary Schools/Colleges
 Carisbrooke College, Newport 01983 524651
 Christ The King Upper College 01983 537070
 Medina College 01983 861222
 Ryde Academy 01983 567331
 Ryde School with Upper Chine School, Ryde 01983 562229
 The Island VI Form 01983 522886
 Isle of Wight College 01982 526631

Learning Assisted Schools
 Medina House, School Lane, Newport 01983 522917
 St. Georges, Watergate Road, Newport 01983 524634
 St Catherines, Grove Road, Ventnor 01983 852722

Entertainment

Woodman's Arms, Wootton
 The Cedars, Wootton
 Fishbourne Inn, Fishbourne
 Binstead Arms, Binstead
 White Hart, Havenstreet
 The Sloop Inn, Wootton
 Cibo, Wootton

These bars and restaurants are available within a 10-minute or less drive of this home.

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Osborne House - East Cowes
 Puckpool Park - Puckpool
 Appley Tower & Beach - Appley
 Wildheart Animal Sanctuary - Sandown
 Owl & Monkey Haven - Newport

Ground Floor
Approx. 122.8 sq. metres (1322.0 sq. feet)



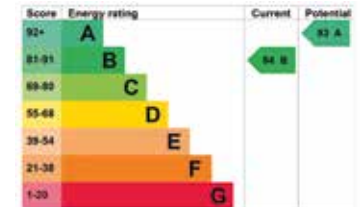
GROUND FLOOR

Entrance Hallway	
Lounge / Dining Area	24'10 x 16'7
Kitchen Area	11'6 x 9'10
Utility Room	11'11 x 5'10
Bedroom 3	10'10 x 10'5
Bathroom	
Bedroom 2	14'3 x 10'3
Bedroom 1	13'5 x 12'9
En-Suite Shower Room	

OUTSIDE

- Front Garden
- Driveway Parking
- Rear Garden

Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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