



Price

£500,000
Freehold

Binstead Road, Binstead, Isle of Wight, PO33

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PO33

1.9 miles from Fishbourne to Portsmouth Ferry
6.6 miles from East Cowes to Southampton Ferry
1.5 miles from Ryde Catamaran & Hover Travel



Attractive detached house with period
features

Peaceful location on the outskirts of
Ryde

Driveway parking and detached garage

Large sunroom in addition to two large
reception rooms

Impressive contemporary en-suite to
main bedroom

Coastal and country walks on your
doorstep





Originally built in 1880 as a gardeners' cottage, this is a lovely part of the house. The west side, this building has a pretty, thatched roof. The Isle of Wight has seen many improvements and improvements over recent years by the current owners, resulting in this stunning, three-bedroom home. Ideally situated, tucked away down a quiet lane, whilst at the same time being within a mile of the historic coastal town of Ryde with high-speed ferry links to Portsmouth, this really is the best of both worlds. This immaculately presented property feels light and spacious throughout, with attractive and hard-wearing engineered oak laminate flooring flowing seamlessly, sash windows to the front and a pretty, coal effect gas stove, to name just a few of its lovely features. The newly appointed kitchen / breakfast room is an impressive room, with all integrated appliances and space for a dining area, plus there's a separate utility room immediately adjacent. Leading directly off the kitchen and therefore offering flexibility of use is the delightful sunroom that serves as the perfect viewing spot for admiring stunning sunsets and the well stocked gardens. Attractive double doors

lead from here into the cosy sitting room, again benefitting from west-facing, sash windows and a pretty fireplace. On the first floor is the impressive principal bedroom with a wall of integrated wardrobes and a superb, brand new, ensuite shower room, that boasts a double, level access shower and a fabulous, vaulted ceiling, with state-of-the-art skylights that have sensors to detect both sun and rain, activating the integrated blinds and auto-close features. Bedrooms two and three are both beautifully finished doubles, with the former benefiting from integrated wardrobes and large sash windows framing the evening sun setting behind the treetops. The family bathroom is another recent addition that's been finished to a high specification. Access is via a bridleway so whilst there is vehicular access to residents, there is no other traffic using it – absolutely ideal. There's a large hardstanding with parking for several vehicles plus a spacious garage that's currently being used as a workshop. The remaining garden spans the west side of the property and is an absolute delight, festooned with exotic botanicals that the

What the owner says...

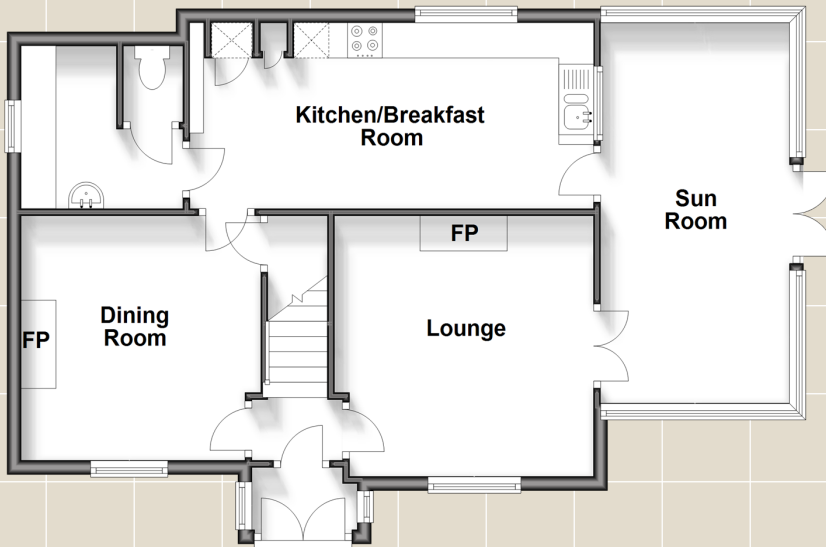
"We bought this house forty-three years ago when it was just a small two-up-two-down and it has been a labour of love for us transforming it into our ideal home.

We love everything about it, from our beautiful garden that we've worked so hard on, to the fact that we can walk to both Ryde town centre and the middle of the countryside with equal ease.

It will be a wrench leaving, but we need to move closer to family on the mainland and it is time for a new family to enjoy this wonderful home."

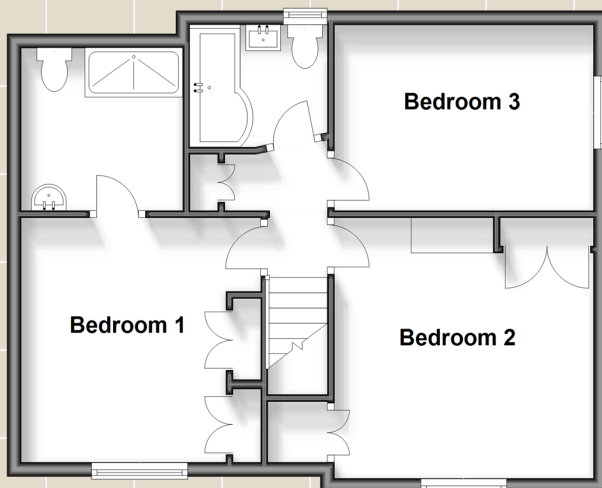
Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



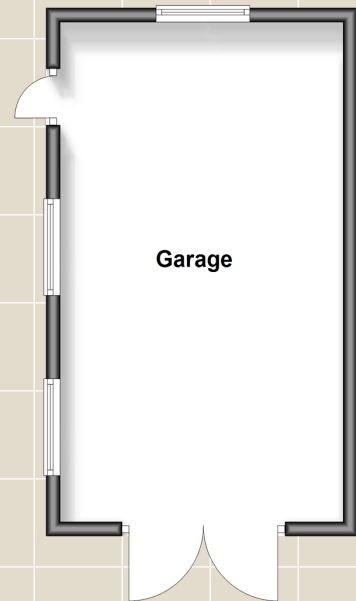
Split Level First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Outbuilding

Approx. 28.8 sq. metres (309.9 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

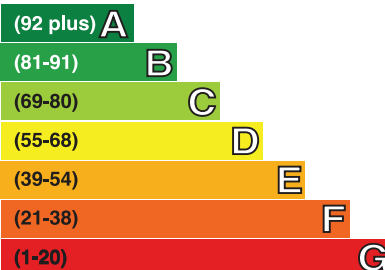
London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	83