



Avalon
Appley Rise | Ryde | Isle of Wight | PO33 1LE

SELLER INSIGHT

“ Appley is a lovely area on the island and so many aspects sold the location before we even stepped inside Avalon. The incredible views across The Solent to Portsmouth, Southampton and beyond constantly change, like a moving painting. Just 10 minutes walk from the very centre of the island's biggest town with all its shops, services, cafes and restaurants, a similar distance to the various Solent crossing options, off road parking for numerous cars and just a short stroll to one of the very best safe and sandy beaches, Avalon ticks so many boxes.

So, when we were contacted by the estate agents we couldn't believe our luck. Having been sold it came back on the market fortuitously for us and after one visit we put in an offer which was accepted there and then.

Since then, we have loved living in this warm and comfortable home with its space, location and exceptionally sunny disposition. Our friends and family simply love coming to visit our big house be that in the Summer, Christmas or any time of the year. The extra bedrooms make it so easy to accommodate when they choose to come and see us.

A life change dictates we must move and in all honesty, if we could pick Avalon up and take it with us we would!*

* 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

Avalon

This substantial Victorian detached villa exudes character and elegance, proudly occupying an elevated position along one of Ryde's sought-after residential roads. Perfectly situated within walking distance of the golden sands of Appley Beach, the charming Ryde seafront, and convenient passenger ferry links to the mainland, it offers the rare combination of period grandeur and coastal lifestyle.

Set behind stone pillars, the property is approached via a private gravelled driveway with extensive parking, flanked by mature trees and shrubs that ensure privacy. A separate timber garage provides additional practicality. The front terrace offers a welcoming vantage point to take in sweeping views of the Solent and the Hampshire coastline beyond.

Inside, the home immediately impresses with its sense of space, light, and retained period detailing. The entrance vestibule leads into a generous hallway with original wooden flooring, giving access to three elegant reception rooms. The drawing room, with its large bay window, frames uninterrupted views across the gardens to the Solent and features a striking marble-surround open fireplace. The dining room and study each offer their own charm, with polished wood floors, fireplaces, and picturesque outlooks over the gardens. The kitchen and breakfast room, positioned to overlook the rear garden, provides a practical and welcoming hub of the home with ample space for informal dining.

The first floor accommodates four well-proportioned bedrooms, all rich in period character, including the principal suite with its magnificent bay window capturing panoramic sea views. Original fireplaces remain throughout, and the family bathroom and additional shower room ensure comfort and convenience.

The lower ground floor offers exceptional versatility, with four further bedrooms, three bathrooms, a laundry room with original flagstone flooring, and ample storage. This level benefits from independent access, lending itself perfectly to a self-contained annexe, guest accommodation, or an expansive work-from-home environment. Each space is thoughtfully positioned to enjoy either garden or courtyard views, with some currently adapted as a home cinema, library, and hobby room.

Outside, the grounds have been designed to complement the home's grandeur. A sweeping front lawn and carefully landscaped borders provide a welcoming approach, while the elevated terrace serves as an ideal spot for morning coffee or evening drinks overlooking the sea. To the rear, a secluded south-facing courtyard creates an intimate dining and entertaining area, bathed in sunlight and sheltered from coastal breezes.

With its blend of original Victorian craftsmanship, generous and flexible accommodation, and a prime coastal position, this home offers a rare opportunity to secure a property of distinction in one of the Isle of Wight's most desirable locations. From its commanding views and proximity to the beach to its potential for multi-generational living or income generation, it is a residence that promises both beauty and practicality in equal measure.







Travel Information

3.8 miles from Fishbourne to Portsmouth Ferry Terminal
8.4 miles from East Cowes to Southampton Ferry Terminal
0.9 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

Seaview Yacht Club Seaview	3 miles
Ryde Golf Club, Ryde	1.5 mile
Royal Victoria Yacht Club, Fishbourne	3.8 miles
Westridge Golf Club & 1Leisure Centre, Ryde	1.8 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Argyll House Surgery, Ryde	01983 562955

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8.5 miles 01983 822099

Education

Primary Schools
Ryde School with Upper Chine School, Ryde
Wootton Community Primary School, Wootton
Binstead Primary School, Binstead
St Mary's Catholic Primary School, Ryde
Haylands Primary School, Ryde
Oakfield CE Primary School, Ryde
Dover Park Primary School, Ryde

Secondary Schools/Colleges
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

01983 562229
01983 882505
01983 562341
01983 562000
01983 563372
01983 563732
01983 562617

01983 567331
01983 562229
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Heron, Ryde
The Duck, Ryde
The Dell, Puckpool
RT Grill, Ryde
Michaelangelo's, Ryde
Fumo, Ryde
The Boathouse, Seaview
The Old Fort, Seaview
The Binstead Arms, Binstead
Fishbourne Inn, Fishbourne

These bars and restaurants are available within a 10-minute radius of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
Osborne House – East Cowes
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Roman Villa - Newport
Amazon World Zoo – Newchurch
Rosemary Vineyard – Ryde
The Wildheart Animal Sanctuary – Sandown
Bembridge Windmill - Bembridge



GROUND FLOOR

Entrance Porch	
Entrance Hallway	
Dining Room	14'2 x 13'8
Drawing Room	19'1 x 17'1 plus 11'3 x 6'10
Kitchen	14'3 x 12'
Snug	13'5 x 11'3
Cloakroom	

LOWER GROUND FLOOR

Hallway	
Cloakroom	
Bedroom 8 / Cinema Room	14'4 x 11'3
Bathroom	
Bedroom 5 / Lounge	19' x 17'2
Bedroom 6 / Sitting Room	14' x 13'8
Bedroom 7 / Library	14'4 x 11'9
Laundry Room	
Lobby	
Store Room	



FIRST FLOOR

Landing	
Bedroom 1	19'3 x 17'1
Bedroom 2	14' x 13'8
Shower Room	9'8 x 6'11
Bedroom 3	14'4 x 12'
Bedroom 4	14'5 x 11'3
Family Bathroom	11'3 x 6'11

OUTSIDE

Front Garden
Garage
Driveway Parking
Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

ncil Tax Band: G
ure: Freehold

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