



- Pretty Cottage A short Walk from Beach
- Parking for Three Cars
- Generous Garden with Private Seating Areas
- Downstairs Cloakroom W.c
- Comfortable 3 Bedroom Accommodation
- Nestled Between Coast & Countryside
- Three Reception Rooms
- Traditional Characterful Interior
- Lovely Views of Neighbouring Countryside
- Upstairs Bathroom with Separate Shower

Moreton Cottage Oakhill Road, Pondwell, Ryde, PO33 1PT

£365,000

Situated at the top of Oakhill Road in Pondwell, this charming semi-detached Victorian cottage offers a delightful blend of character and modern living. With three inviting reception rooms and three comfortable bedrooms, this home is perfect for families or those seeking a peaceful retreat. The property boasts a well-appointed bathroom and ample parking for up to three vehicles, ensuring convenience for residents and guests alike.

The generous plot allows for a sizeable mature garden at the rear, providing a tranquil outdoor space to relax and enjoy the natural surroundings. The location is truly enviable, as it leads directly to the beautiful beach at Seaview, where you can indulge in coastal walks and the refreshing sea breeze. The property is ideally situated between the coast and the countryside, offering the best of both worlds while remaining close to the charming villages of Nettlestone and Seaview, as well as the bustling town of Ryde.

A later extension has enhanced the living space, creating a warm and inviting atmosphere throughout the home. The three cosy reception rooms are perfect for entertaining or unwinding after a long day, while the proximity to local sailing clubs and miles of scenic walks makes this property a haven for outdoor enthusiasts.

This delightful cottage is not just a home; it is a lifestyle choice, inviting you to embrace the joys of coastal living while enjoying the comforts of a well-appointed residence. Don't miss the opportunity to make this charming property your own.



Accommodation

Porch

Entrance Lobby

Lounge

12'0" max x 10'9" (3.66m max x 3.28m)

Dining Room

10'10" plus recess x 10'7" (3.30m plus recess x 3.23m)

Sitting Room

12'11" x 10'4" (3.94m x 3.15m)

Kitchen

10'3" x 7'0" (3.12m x 2.13m)

Utility Lobby

Wall mounted boiler

Cloakroom W.C.

Utility Lean-To

8'7" x 4'7" (2.62m x 1.40m)

Landing

Loft Hatch

Bedroom 1

12'11" x 10'5" (3.94m x 3.18m)

Bedroom 2

12'11" max x 10'11" plus storage (3.94m max x 3.33m plus storage)
Loft Hatch

Built in Storage

Bedroom 3

8'3" x 7'5" including wardrobe (2.51m x 2.26m including wardrobe)

Bathroom

10'3" x 7'2" (3.12m x 2.18m)

Parking

The graveled driving offers spaces for up to 3 vehicles.



Tenure
Long leasehold. 1000 years from 1880. 856 years remaining.

Council Tax
Band C

Gardens
A well kept high hedge boundary screens the frontage. Double gates open on to the graveled driveway. Gated side access to rear garden. This has been tastefully landscaped to include shrub filled borders and a spattering of ornamental trees. A mature Magnolia tree sits centrally in the garden. A gravel terrace is accessed from the sitting room and a gravel pathway continues to the far end of the garden. A majority of this East facing garden is laid to lawn and a collection of fruit trees sit to one. A further terrace to the rear is perfectly positioned to catch the last remnants of the Sun. Fence boundaries. Garden tap. External socket. External lighting. Garden store with power and lighting. Garden shed.

Flood Risk
Very Low Risk.

Construction Type
Cavity Wall

Mobile Coverage
Limited Coverage: EE, Three, O2 & Vodafone

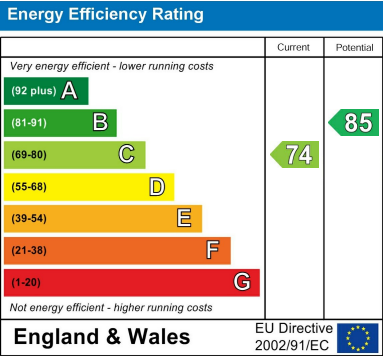
Broadband Connectivity
Openreach and Wightfibre Networks. Up to Ultrafast Fibre available.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1: 63 m², FLOOR 2: 50 m²
TOTAL: 112 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time