

SPENCE WILLARD



Little Thorpe, Pitts Lane, Binstead, Isle of Wight



A rare opportunity to purchase a modern property built in a Georgian style, in a sought-after location within walking distance of Ryde School

VIEWING:

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Little Thorpe was completed in 2015 to a high standard and has been thoughtfully designed with modern day living in mind. The property has been built in a Georgian design and has many characterful features whilst benefitting from being a modern and efficient home. The accommodation is spacious and well-balanced, with the living accommodation opening to the attractive gardens and with five bedrooms (one being located on the ground floor), and all with en-suite facilities.

Accessed via double hardwood gates and a separate pedestrian gate all controlled by a security entry phone system, a gravel driveway is flanked with lawns and ornamental trees which leads to the house and triple garage. With the house set back from the road giving maximum privacy and seclusion.

Little Thorpe is located on the desirable Pitts Lance, which is a quiet and attractive setting, within easy reach of the town of Ryde providing further amenities. There are coastal footpaths only a short walk away, leading through woodland to Quarr Abbey, Ryde Gold Course, as well as to various beaches.

The house is conveniently located for access to mainland ferry links, with the Fishbourne to Portsmouth car ferry being about 2 miles away and with the Ryde to Portsmouth high speed ferry being about 2 miles away providing onward access and train services. Ryde has an extensive range of shops and restaurants, as well as a Marina and Ryde School. Wootton Creek provides further mooring facilities at the Royal Victoria Yacht Club.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL An impressive and spacious entrance, partially vaulted. Staircase to the first floor with good sized understairs storage cupboard and adjacent coats cupboard.

KITCHEN DINING ROOM Double doors open to this large, triple aspect room ideal for entertaining. Fitted with a bespoke, handmade kitchen with granite worksurfaces over and ceramic sink. There are a range of integrated appliances including a Neff dishwasher, Aga wine fridge and space and plumbing for an American fridge freezer. There is also a gas Aga making for an attractive focal point. The dining space has ample room for dining and enjoys French doors with views of and opening to the veranda and rear garden.

UTILITY ROOM Fitted with cabinetry and wooden worksurface over with inset sink and drainer Space and plumbing for washing machine and dryer with an outlook to the front of the property.

DRAWING ROOM An attractive room overlooking the rear garden with full height glazing to one elevation overlooking the rear garden. On the adjacent elevation there are two pairs of French doors opening to the veranda. Fireplace with working fire.

STUDY With French doors opening to the veranda.

CLOAKROOM With WC and wash hand basin.

BEDROOM 5 A spacious double bedroom overlooking the front garden with wardrobe cupboard.

SHOWER ROOM EN-SUITE Shower, wash basin, WC and heated towel rail.

FIRST FLOOR

GALLERIED LANDING A spacious and light landing, with ample room to be utilised as a further reception area.

PRINCIPAL BEDROOM A large double bedroom with a dual aspect. Windows facing south making for a light room, with a small balcony to the western elevation. Wall of floor to ceiling fitted wardrobes, (one of which previously had an opening directly through to Bedroom 2, for ease of access if being utilised as a nursery).

BATHROOM EN-SUITE A grand bathroom, largely tiled throughout with large bath with jets and feature lion head tap, adjacent tiled shower with glazed screen, twin wash basins set on vanity unit with storage below and illuminated mirrors above, WC. Windows fitted with half-height plantation shutters.





BEDROOM 2 A double bedroom overlooking the front garden with cupboard housing boiler.

SHOWER ROOM EN-SUITE Tiled throughout with shower, wash basin and WC.

BEDROOM 3 & 4 Two further double bedrooms with fitted wardrobes and built-in shelving, and with mirroring SHOWER ROOM EN-SUITES largely tiled with walk-in shower, wash basin set on vanity unit with storage below and mirror above, WC.

OUTSIDE A rendered brick wall borders the property with access via a pair of automated hardwood gates with entry phone system, opening to a gravelled driveway bordered by lawns and lined with ornamental trees leads to a turning and parking area in front of the property and

adjacent **TRIPLE GARAGE**. A Clematis meanders over the front of the property and makes for an attractive entrance. There is access to either side of the property, and to one side is a **VEGETABLE GARDEN** with raised beds and adjacent **GREENHOUSE**, with a path leading to the **POOL COMPLEX**. The pool complex has an endless pool with resistant current and there is an adjacent kitchen area, as well as changing space with shower and adjacent **WC**. There is also a mezzanine floor as a further reception space. A trap door with steps down to a good-sized **WINE CELLAR** within which the owners have created a fun Tiki style bar area. Within the complex is also an **OFFICE** with wood burning stove and French doors opening to the garden.

There is a further lawned area to the rear of the property, well stocked with mature trees and shrubs and beyond this a tucked away area with

fire pit and Hot Tub. A fantastic, covered veranda with wall mounted heaters runs the entire length of the rear of the house, making for a great dining and entertaining space all year round.

SERVICES Mains water, electricity, drainage and gas. Underfloor heating throughout.

COUNCIL TAX Band G

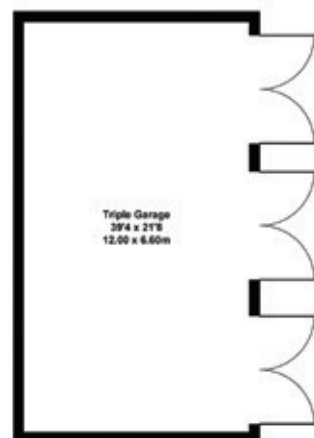
TENURE Freehold

EPC Rating B

VIEWINGS Strictly by prior appointment with the sole selling agent, Spence Willard.

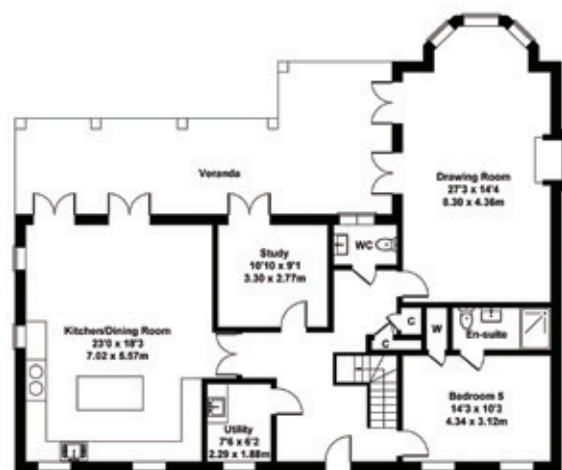


Little Thorpe Approximate Gross Internal Area 4725 sq ft - 439 sq m

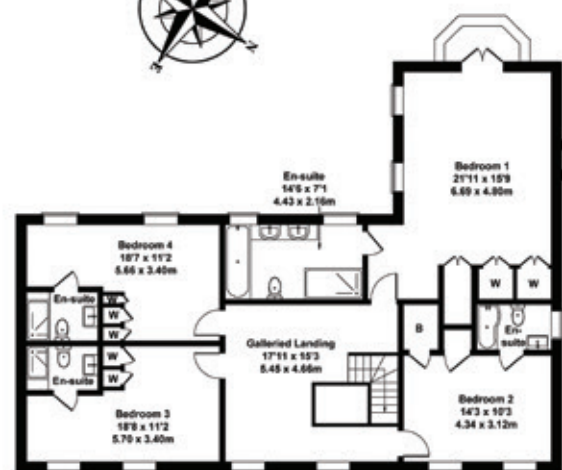


Triple Garage
39'4 x 21'8
12.00 x 6.60m

GARAGE



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

LOWER GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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