Guide Price £415,000

WOODSTOCK, 90A PELLHURST ROAD, RYDE, PO33 3BS

Seafields

EXUDING SO MUCH WARMTH, ORIGINAL CHARM AND VERSATILITY!

A most impressive attached FAMILY HOUSE offering a delightful blend of character and space - set within such a private setting within walking distance of the local schools, town amenities and wonderful beaches. The accommodation offers such warmth and charm, including an impressive sitting room, lovely designated dining room, kitchen and utility room, plus a study/fourth bedroom. The split level first floor comprises a family bathroom, 3 BEDROOMS - all with wash hand basins (and the third bedroom giving access to loft rooms). Adjacent to the kitchen, the sun room invites natural light, creating a bright and cheerful atmosphere that is perfect for enjoying morning coffee and relaxing. One of the standout features is the superbly proportioned, mature LARGE GARDEN, sweeping DRIVEWAY providing ample parking and turning area plus a DOUBLE GARAGE/WORKSHOP - catering to those with hobbies or requiring extra storage space. Tucked away from view and offering such convenience, this is a great family home on which one can put their own personal touch.

ACCOMMODATION:
A large wooden gate gives access to the private driveway leading to 2 entrances to Woodstock: (a) via a side Porch; (b) via the Sun Room.

SUN ROOM:
A delightful sun room offering ample natural light via large double glazed windows (over-looking lovely gardens). Coconut matting to floor. Wall light fittings. Radiator. Door to the Inner Hallway.

HALLWAY:
A welcoming entrance hallway providing access to all ground floor rooms. Attractive staircase to first floor. Vinyl flooring. Radiator.

SITTING ROOM:
A superbly proportioned room featuring windows that offer ample natural light. Wooden doors into the side porch and gardens beyond. Charming fireplace with original surround and decorative tiling. Radiators x 2. High ceiling with decorative ceiling rose. Glazed door to Dining Room.

SIDE PORCH:
Accessed from Sitting Room. Original tiled flooring plus wooden doors leading to outside.

DINING ROOM:
A lovely characterful room with striking stained glass windows and additional side window. Wood-panelled ceiling, radiator and original tiled flooring.

KITCHEN & UTILITY ROOM:
A 'double room' offering useful and versatile open plan room fitted with practical vinyl flooring throughout. The utility area offers wood effect base and wall units with contrasting work surfaces. Inset chrome 1.5 bowl sink unit positioned beneath the window plus attractive 'port hole' window providing additional light. Space and plumbing for washing machine, tumble dryer and dishwasher. Worcester gas boiler. Radiator. Leading through to the Kitchen where the range of units and worktops continues, incorporating a further sink and drainer together with built in appliances including gas oven and hob, plus space for a fridge freezer. A well proportioned larder cupboard. Radiator. Part-glazed window to side courtyard area.

DOWNSTAIRS WC:
Comprising suite of w.c. and vanity wash hand basin. Original tiled flooring and attractive half height metro tiling to the walls.

STUDY/BEDROOM 4:
A well proportioned, versatile room - ideal as study/music room or indeed a fourth bedroom - with fitted carpets and large window to side. Fitted shelving. Radiator.

BEDROOM 1:
An impressively spacious, carpeted principal bedroom with large bay and further window over-looking gardens, creating a bright and airy feel. Built in wardrobes. Wash hand basin. Heated towel rail. Radiator.

BEDROOM 2:
Another well proportioned carpeted double bedroom with large window, radiator and wash hand basin.

BEDROOM 3:
A further good sized carpeted bedroom with windows x 2. Wash hand basin. Linen cupboard. Radiator. This room is unique in the fact it has fitted steps leading to a loft room and store rooms.

LOFT ROOMS:
A well proportioned room accessed via ladder. Windows x 2. Door to 2 additional Loft Stores.

BATHROOM:
A well appointed fully tiled bathroom fitted with a modern suite comprising panelled bath with shower over and glazed screen, wash hand basin with mirrored wall cabinet, plus w.c. Dual aspect windows offering excellent natural light and ventilation. Heated towel rail. Electric wall heater. Extractor fan.

GARDEN:
A particular feature of Woodstock is the stunning mature large garden to the side and rear. Such a gardener's delight - comprising a patio area plus a large expanse of lawn with an array of mature trees and shrubs. A shed is tucked away and offers ideal storage for garden tools. Side gate access leads to a paved area and also the kitchen door.

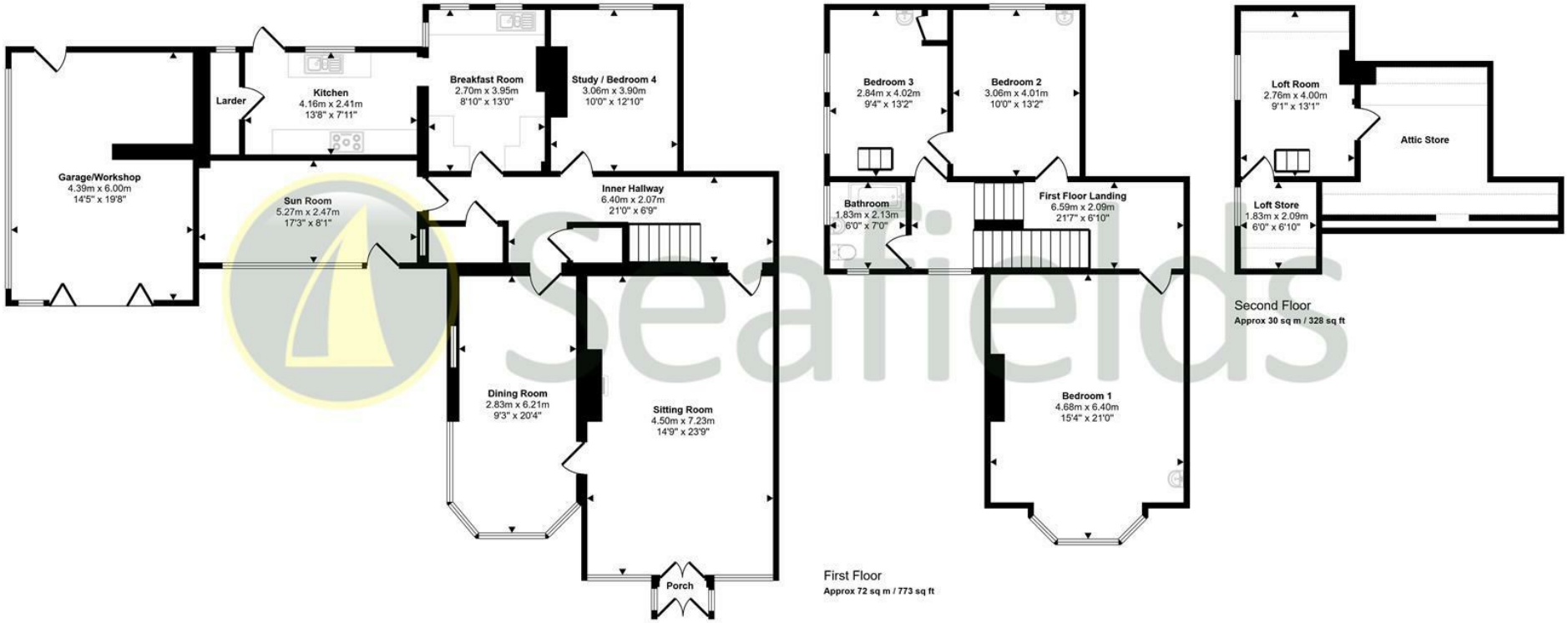
PARKING:
From the private gate from Pellhurst Road, a wide sweeping driveway opens up and provides parking for multiple vehicles - with ample 'turning' space.

GARAGE/WORKSHOP:
A superbly proportioned original garage/workshop with folding timber doors opening, power and light. High level windows and concrete flooring.

OTHER PROPERTY FACTS:
Council Tax Band: D
EPC: E (49)
Conservation Area: No
Listed Building: No
Flood Risk: Very low

DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
254 sq m / 2737 sq ft



Second Floor
Approx 30 sq m / 328 sq ft

First Floor
Approx 72 sq m / 773 sq ft

Ground Floor
Approx 152 sq m / 1637 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.