



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE



27, Newnham Road

Ryde, PO33 3TE



£335,000
FREEHOLD



Conveniently positioned for amenities, travel links, schools and beaches, this fantastic four-bedroom family home offers spacious living as well as a delightful rear garden and driveway parking.

- Attractive, period semi-detached cottage
- Convenient for amenities and travel links
- Delightful rear garden with summer house
- Well-maintained and arranged
- Two reception rooms and a large kitchen diner
- Three to four bedrooms
- Spacious and naturally light throughout
- Off-road parking on the driveway
- Countryside and coastal walks on the doorstep
- Period features throughout

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a quiet location just a short drive from the seaside town of Ryde, this wonderful period cottage enjoys a setback position from the road with a driveway to the front. The property has been well-maintained and updated over the years by the current owners, but still offers potential for the new owners to put their stamp on it. The accommodation comprises an entrance hall leading into the living room, kitchen-diner, and the ground floor cloakroom. The kitchen-diner opens into an additional reception room, which is currently utilised as a dining room. The stairwell from the entrance hall leads up to the first-floor landing, which provides access to three double bedrooms, one of which leads to an additional bedroom, and a family bathroom, plus a separate cloakroom. To the rear is a beautiful garden with a large patio space, ideal for entertaining, plus a variety of shrubs and trees planted to the side. The garden also benefits from a summer house, which is currently utilised as a bar, adding to its fantastic entertaining potential.

Located on the outskirts of the popular village of Binstead, just two miles from the centre of Ryde, this fabulous home is ideally situated for mainland ferry links and many other amenities. Glorious coastal and woodland walks are within easy reach, including a beautiful amble to the historic Quarr Abbey, a magnificent monastery set amongst acres of countryside with a wonderful tea room and farm shop. The property also benefits from its close proximity to bus stops on the Southern Vectis route number 9 between Ryde and Newport, which serves the end of Newnham Road every ten minutes in the daytime. Therefore, it has good connectivity to the many facilities and amenities offered in each town, which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. Close by in the village of Binstead is a Post Office and general store as well as a family-friendly gastropub. Binstead also benefits from a thriving community centre, two recreational fields and a primary school.

Welcome to 27 Newnham Road

The attractive red brick property offers a driveway to the front, and a door opens into the entrance hall.

Entrance Hall

Benefitting from beautiful wooden floorboards, this lovely entrance hall offers space for coats and shoes as well as access to a handy under-stairs cupboard. There is a window to the side aspect, and the stairs lead up to the first-floor landing from here.

Living Room

Continuing the wooden floorboards, this lovely room features a brick chimney breast as the focal point of the room, with a large log burner which creates a wonderful atmosphere within the room, particularly in the cooler winter months. A window to the front aspect fills the room with natural light and a characterful dado rail can be found here.

Ground Floor Cloakroom

An essential for any family home, this cloakroom offers mid-level neutral wall tiling as well as comprising a w.c., a wall-mounted vanity hand basin, and an obscure glazed window to the rear aspect.

Kitchen - Diner

Continuing the neutral floor tiling from the cloakroom, this fantastic kitchen diner is full of natural light from the triple aspect glazing on either side and to the rear aspects. The kitchen offers ample storage within neutral base, wall and tall cabinets as well as integrating a large sink and drainer within a neutral worktop. There is under-counter space and plumbing for a free-standing dishwasher and washing machine, as well as space for a range-style cooker with an extractor fan over. With ample space for a dining table and a large fridge freezer, this space is great for the whole family plus it provides access to the garden at the rear.

Dining Room

Accessed from the kitchen, this versatile space is currently utilised as a dining room but could be utilised in any way. The traditional floorboards complement the brick feature fireplace and French doors open out to the garden.



First Floor Landing

The carpeted stairwell leads up to the first-floor landing, which provides access to the bedrooms and the bathroom.

Bedroom One

Enjoying a wonderful feature fireplace, this double bedroom benefits from fitted wardrobes as well as a window to the front aspect.

Bedroom Two

Situated to the rear of the property with a window overlooking the garden and surroundings, this wonderful double bedroom benefits from two fitted wardrobes on either side of the characterful feature fireplace.

Bedroom Three

Currently utilised as a study, this double bedroom enjoys a window to the side aspect and also features built-in storage. This room has an open archway to bedroom four.

Bedroom Four

Accessed from bedroom three, this space is currently set up as a single bedroom and enjoys views to the rear. This space has potential to be utilised in a number of ways.

Family Bathroom

Providing continuity, this space continues the décor from the ground floor cloakroom and comprises a shower over bath and a pedestal hand basin, as well as a chrome heated towel rail to keep the room cosy. An obscure glazed window to the front aspect fills the room with natural light.

First Floor Cloakroom

Neutrally decorated with a contrasting patterned floor, this handy cloakroom comprises a WC and an obscure glazed window to the side aspect. The space is enclosed by a traditional wooden door, like all the rooms on the first floor.

Garden

To the rear of the property is a large concrete patio area which offers ample space for a large outdoor dining set or lounging set, perfectly placed to enjoy views over the garden. With the middle laid to lawn, the garden offers mature planting as well as a mature hedge to one side, which encourages the birds and wildlife and also creates privacy. A large shed and greenhouse offer storage or potential to grow your own, and a smart patio at the end of the garden offers additional entertaining space, plus a large summer house is currently utilised as a bar area. There is access around one side of the property.

Parking

A concrete and gravel driveway offer parking for up to three vehicles plus there is unrestricted on-road parking available on Newnham Road, if required.

27 Newnham Road presents a fantastic opportunity to acquire a spacious family home, set within a popular and convenient location with a lovely garden and driveway parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

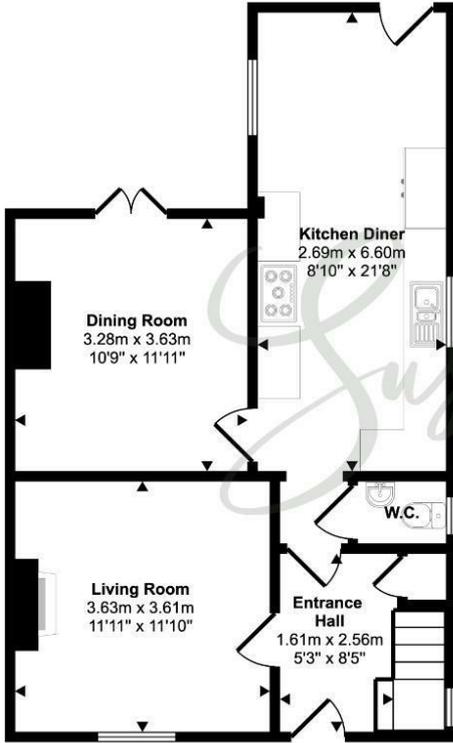
Tenure: Freehold |

Council Tax Band: D (approx. £2,551.65 pa – Isle of Wight Council 2025/2026) |

Services: Mains gas, electricity, water, and drainage



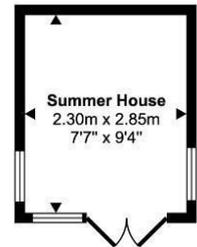
Approx Gross Internal Area
113 sq m / 1215 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft

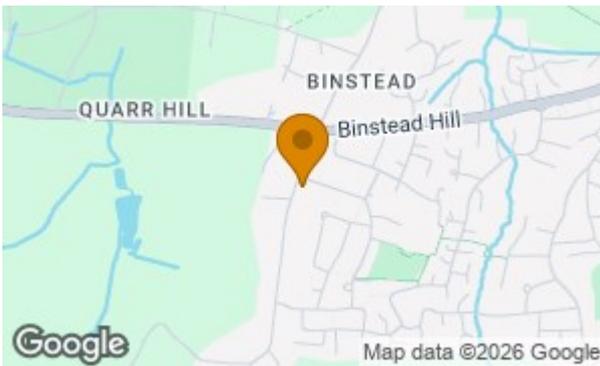


First Floor
Approx 53 sq m / 572 sq ft



Summerhouse
Approx 7 sq m / 70 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.