Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Cedar Lodge

Swaylands Close, Ryde, PO33 1FA

Situated in a sought-after area on the outskirts of Ryde, this fabulous modern property boasts four bedrooms, three bathrooms, bright interiors, a wonderful wrap-around garden and driveway parking with a garage.

- Modern detached house on exclusive development
- Contemporary finishes and open plan living
- Large garden with several patios
- Garage and driveway parking
- Underfloor heating throughout
- Four bedrooms and three bathrooms
- Situated in a highly sought-after area
- Set within historic grounds
- 1 years NHBC warranty remaining
- Neutral and naturally light interiors

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

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Beautifully maintained by the current owners of nine years, this fantastic, detached property benefits from neutral and naturally light interiors, boasting vaulted ceilings and spacious accommodation. The accommodation comprises an entrance hall leading to the ground-floor cloakroom and to the open-plan living space, which is made up of a kitchen, dining area, and living area. The stairwell from the entrance hall leads up to a spacious first-floor landing, providing access to four bedrooms (two with en-suites) and the family bathroom. Outside, the garden is mostly laid out to lawn and wraps around most of the property. The garden features a historical wall, which is believed to have been a part of the walled garden for the Swaylands Estate back in the 19th Century. The property also presents a block-paved driveway and a garage.

Perfectly positioned on the outskirts of Ryde, this highly desirable location offers a superb lifestyle with convenient access to long stretches of golden sandy beaches and high-speed passenger ferry services to the mainland. The vibrant town centre of Ryde is just a short drive away and features a wonderful selection of boutique shops, cafes, restaurants, and a local cinema, along with excellent transport connections via the Island Line train service and Southern Vectis bus station. Everyday amenities are close by, including a handy convenience store and a large supermarket just over a mile away. A short drive from the property is the picturesque village of Seaview, renowned for its breathtaking Solent views, sandy beaches, and prestigious Yacht Club offering an extensive sailing and social calendar. The village also hosts a much-loved annual Regatta with traditional seaside events and a spectacular firework finale. With the Fishbourne to Portsmouth car ferry just a 15-minute drive away, this is a wonderfully connected and sought-after coastal setting, ideal for both permanent living and holiday escapes.

Welcome to Cedar Lodge
Tucked away in a private location off Bullen Road, Swaylands Close is home to six modern properties, which form part of this exclusive development. Benefitting from electronic gates and a block-paved roadway, Cedar Lodge is tucked away to the rear of the development. A block-paved driveway provides parking for multiple vehicles, plus there is a garage for additional parking.

Entrance Hall
Entering through the composite front door, this wonderful entrance hall boasts wooden flooring which continues through the ground floor, and offers access to the airing cupboard which contains the gas boiler, water tank and underfloor heating elements. There is also a large understairs cupboard located here, ideal for storage.

Ground Floor Cloakroom
Featuring an obscure glazed window to the rear aspect, this handy ground-floor cloakroom comprises a WC and a wall-mounted hand basin, and also features space to store coats and shoes, if desired.

Open - Plan Living Space
Made up of the kitchen, dining room, and living room, this fantastic space offers a modern kitchen with plenty of storage as well as integrated appliances, including a dishwasher, washing machine, a fridge and freezer, plus an electric oven and a combi oven. The contemporary kitchen also features a kitchen island which integrates an electric induction hob within the smart 'Corian' worktops and benefits from an extractor fan over. There is plenty of space for a large dining table, which creates a fantastic opportunity for hosting and socialising, or spending time with the family. With French doors to the rear and windows to the front and rear, this space enjoys morning and afternoon sunshine, as well as views over the garden. Tucked in the corner of the room is the spacious living area, which offers plenty of space for a large sofa. The open plan living space creates flexibility to arrange in a number of different ways.

First Floor Landing
Boasting beautiful, vaulted ceilings throughout the first floor, this spacious landing boasts natural light from a large window over the stairwell, plus there is access to the first-floor accommodation, including a large airing cupboard containing the underfloor heating elements for the first floor.

Bedroom One
Naturally lit from the French doors to a Juliet balcony, this stunning double bedroom benefits from a fitted cupboard and there is access to an en-suite shower room.

En-Suite
Finished with stone effect floor and wall tiling, this shower room comprises a large shower, a wall-mounted hand basin, and a WC, plus there is an obscure glazed window to the front aspect.

Bedroom Two
Currently utilised as a dressing room, this fantastic double bedroom enjoys natural light from the window to the rear aspect with wonderful views over the rear garden and countryside beyond. There is a large storage cupboard and access to an en-suite shower room.

En-Suite
Continuing the décor from the other en-suite, this space comprises a walk-in shower, a wall-mounted hand basin, and a WC. An obscure glazed window to the side aspect fills the room with natural light.

Bedroom Three
Fitted with two large built-in wardrobes, this fantastic double bedroom enjoys views over the garden to the rear aspect.

Bedroom Four
Also fitted with a built-in wardrobe, this space is currently utilised as a home office but has the versatility to be used as a bedroom or dressing room, if desired.

Family Bathroom
Beautifully finished with stone-effect floor tiles and wall tiles surrounding, this bathroom comprises a large bath, a wall-mounted hand basin, and a WC. Fitted with an illuminated mirror over the hand basin, the space benefits from an obscure glazed window to the side aspect.

Garden
Wrapping around most of the property, this fabulous garden is mostly laid to lawn with a large patio to the rear and a smaller patio to the side, making the most of sunshine throughout the day. A beautiful old stone wall can be found on one side and creates a lovely feature within the garden that is also lined with a variety of fruit trees. The garden creates a fantastic opportunity for the new owners to create their dream garden, if desired. Enjoying the sunshine all day, the garden encourages wildlife, including country birds like woodpeckers and sparrows, as well as the island's famous Red Squirrels.

Garage
Fitted with an electric roller door, this fantastic garage space offers parking for an additional vehicle and is fitted with power, lighting, a window and a door to the rear aspect.

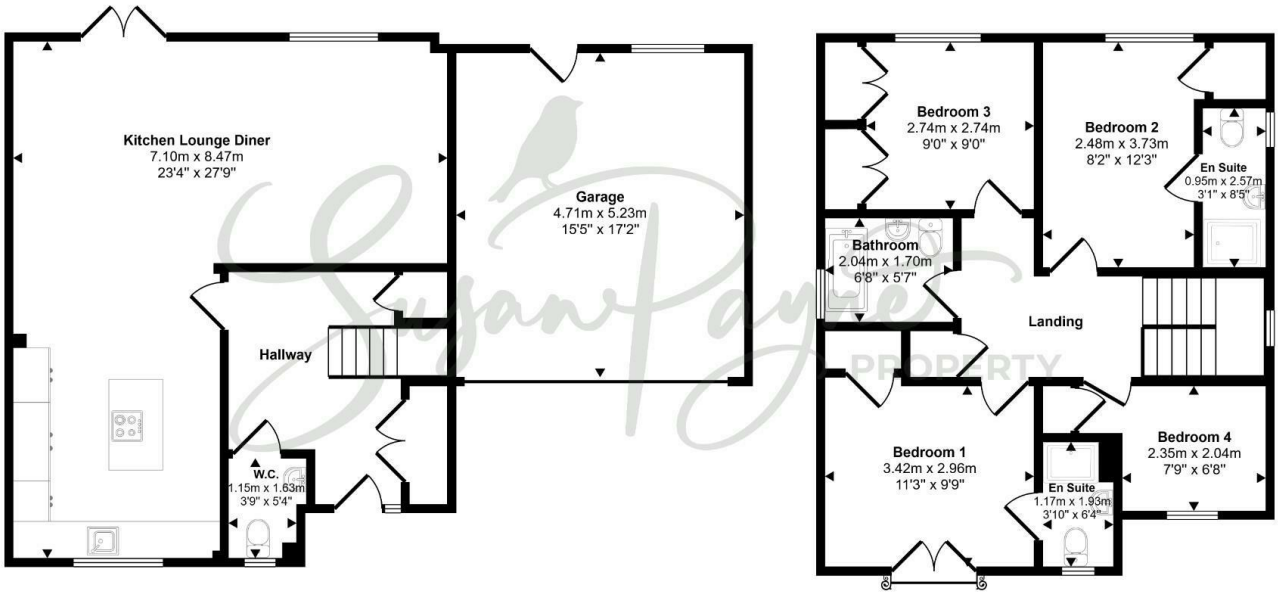
Parking
A block-paved driveway at the front of the property provides off-road parking for three to four vehicles, to the front of the property and garage.

Cedar Lodge presents a unique opportunity to acquire a spacious four-bedroom family home with a generous garden, tucked away in a peaceful yet convenient location. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details
Tenure: Freehold |

Council Tax Band: E (approx. £3,118.68 pa – Isle of Wight Council 2024/2025) |
Services: Mains water, drainage, electricity, and gas

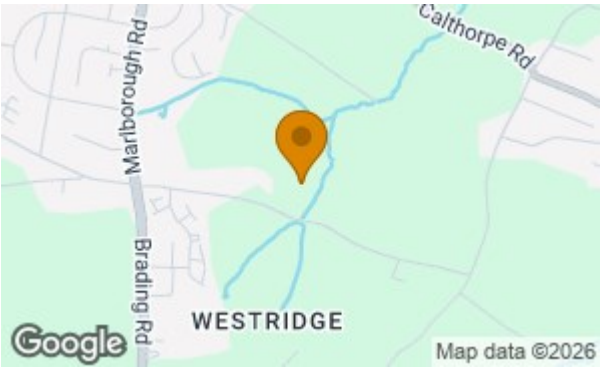
Approx Gross Internal Area
143 sq m / 1540 sq ft

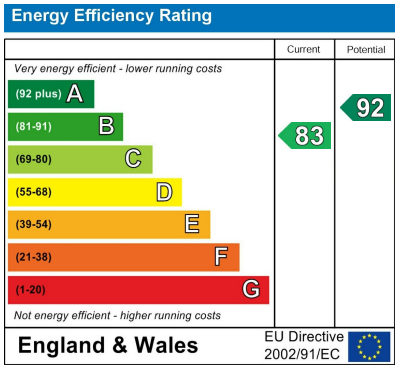


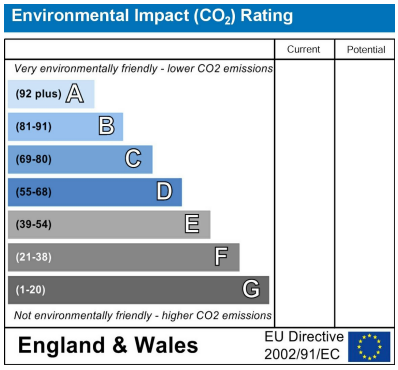
Ground Floor
Approx 83 sq m / 898 sq ft

First Floor
Approx 60 sq m / 642 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.







Agent Notes:
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