MARVINS
ESTATE AGENTS









Vectis House Pitts Lane, Ryde, PO33 3SU

Offers in the region of £775,000

A Beautifully Refurbished Four Bedroom Home in Binstead

Situated in a peaceful position within the popular village of Binstead, Vectis House is an impressive four-bedroom detached home which has been comprehensively refurbished to create a stylish and highly practical family home.

The light and spacious ground floor centres around an excellent open-plan kitchen, dining and family area, with stone worktops, central island and bi-fold doors opening onto the garden. A separate sitting room with wood-burning stove provides a more intimate space, while a home office, utility room and cloakroom add useful flexibility.

Upstairs are four generous double bedrooms, two with en-suites. The principal bedroom benefits from a dressing room and contemporary shower room with twin basins. The refurbishment extends throughout, including upgraded electrics, heating, insulation, flooring and bathrooms, creating a home ready to enjoy without the need for further work.

Outside, landscaped gardens include a decked terrace and level lawn, together with a summer house offering excellent potential as a studio or home office. A large driveway and garage provide ample parking.

The peaceful setting is complemented by the property's proximity to Ryde's beaches, golf clubs and schools, while the mature trees surrounding the garden attract regular visits from the island's famous red squirrels.

A beautifully finished home offering generous accommodation, excellent outdoor space and a peaceful village setting within easy reach of the coast and Ryde.

Hall

WC

Dining Area
27'1" x 9'5" (8.26m x 2.87m)

Kitchen
9'11" x 9'5" (3.02m x 2.87m)

Study
8'3" x 7'11" (2.51m x 2.41m)

Utility

Lounge
20'10" x 12'1" (6.35m x 3.68m)

First Floor

Bedroom One
12'2" x 10'9" (3.71m x 3.28m)

Dressing Room

En-suite

Bedroom Two
10'11" x 9'9" (3.33m x 2.97m)

En-suite

Bedroom Three
12'1" x 10'7" (3.68m x 3.23m)

Bedroom Four
12'1" x 9'8" (3.68m x 2.95m)

Bathroom

Outside
Garage 18'11" x 10'4"

Tenure
This property is Freehold. Council tax band F.















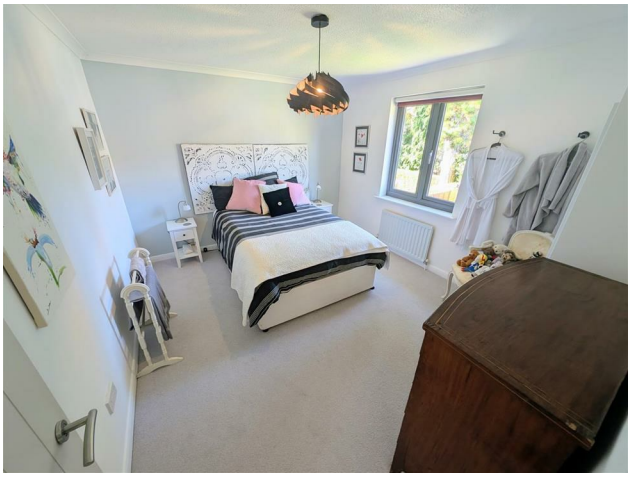






















Ground Floor

Floor area 96.9 sq.m. (1,043 sq.ft.)

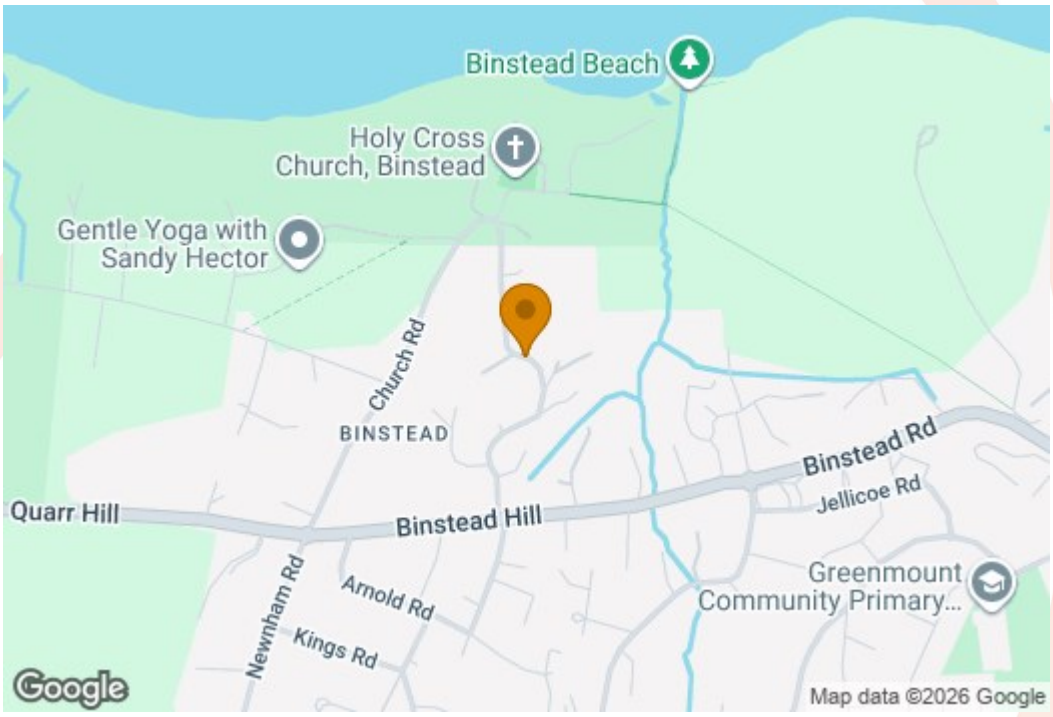


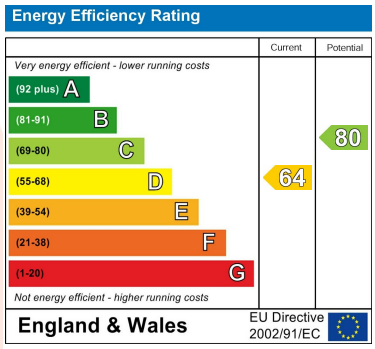
First Floor

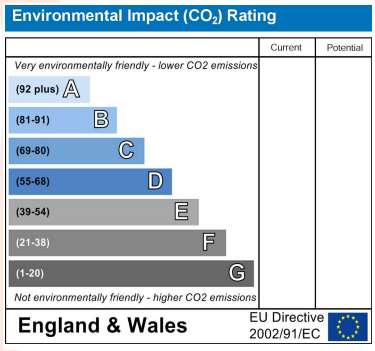
Floor area 77.0 sq.m. (829 sq.ft.)

Total floor area: 173.9 sq.m. (1,872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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