



- Well Presented DETACHED House
- Central Convenient Location
- Extensive Landscaped Gardens
- Smart Modern Kitchen & Utility Room

- Comfortable 3/4 Bedroom Accommodation
- GARAGE & Gated Parking
- Bathroom & Shower Room

- Generous 20'5 Lounge
- Heated Swimming Pool
- Detached Home Gym/Garden Room

1 Ashey Road, Ryde, Isle Of Wight, PO33 2UN

Offers In The Region Of £450,000

A truly individual detached house offering a wonderful array of modern attributes. The beautifully presented interior has been tastefully renewed throughout since 2015 and it is still in 'tip top' condition as it has only been used for short stays , holidays and holiday letting over this time. The stunning gardens have been sensibly designed to keep maintenance to a minimum whilst retaining the screening from well placed established trees and one or two of the exotic variety too. An extensive terrace wraps round the side and rear of the property finished with stainless steel and glass balustrade offering substantial sunbathing and entertaining space. The centrepiece of the remaining garden is the heated swimming pool surrounded by its own terrace and bordered by private garden areas on either side. A detached home gymnasium/garden room overlooks the terrace via its bi-folding doors and the underfloor heating ensures comfortable all year round use. Solid wood floors run throughout the ground floor of the main house as a contrast to the clean white decor and fashionable fittings. The generous ground floor reception rooms include a spacious lounge and a dining room with its array of windows overlooking the attractive gardens. A fourth bedroom and adjoining shower room on this floor is ideal for guests or future single floor living if ever needed. Upstairs there are 3 more bedrooms and a family bathroom to complete the accommodation. Both the kitchen and the utility/laundry room are finished in fashionable tiling and tones styling. A garage sits to the side of the house and double gates open on to an extensive brick paved driveway with spaces for multiple vehicles. Surprisingly this house is situated fairly central to Ryde leaving just a few minutes by car to the town centre facilities.



Accommodation

Entrance

Entrance Hall

16'10" x 6'5" (5.13 x 1.96)

Built in Storage cupboard x2

Shower Room

6'11" x 4'11" (2.11 x 1.50)

Lounge

20'5" x 11'3" (6.22 x 3.43)

Dining Room

11'8" x 9'7" (3.56 x 2.92)

Kitchen

14'4" max to recess x 9'0" max (4.37 max to recess x 2.74 max)

Utility Room

10'2" x 7'1" (3.10 x 2.16)

Bedroom 4

11'6" max x 9'9" (3.51 max x 2.97)

Landing

Loft hatch.

Bedroom 1

11'10" x 11'6" (3.61 x 3.51 (3.60 x 3.50))

Bedroom 2

11'5" x 8'3" (3.48 x 2.51)

Bedroom 3

9'11" x 9'1" (3.02 x 2.77)

Bathroom

9'11" x 5'0" (3.02 x 1.52)

Heated Swimming Pool

23'0" x 11'10" (7.01 x 3.61)

A heated pool with cover. Tiled steps to one corner. Filtration and heating system is tucked away with its own cupboard.

Gym

15'8" x 9'8" (4.78 x 2.95 (4.77 x 2.94))

A detached building with bi-folding double glazed doors overlook the sunning garden. Underfloor heating. Power & lighting.

Garage

17'4" x 8'2" (5.28 x 2.49)

Attached garage with double doors, power & lighting

Parking

The brick paved driveway offers spaces for several vehicles.



Gardens

The walled frontage is neatly laid to grey brick paving offering extensive parking options. A gated side access leads to the impressive rear garden. This has been extensively landscaped to create an almost 'Oasis' like environment. the upper level is a sizeable paved terrace wrapping around the side and rear of the house. It has glass & stainless steel balustrade edging the terrace and steps lead down to the pool area and garden. The paved terrace continues down to this lower level to access the enclosed artificial lawn and the separate tree filled private garden. Which contains an apple and a plum tree. Two strikingly exotic palm trees sit central within the garden. External sockets and lighting.

Garden Store

Outhouse w/c

Accessed via terrace.

Tenure

Freehold

Council Tax

BAND D

Mobile Coverage

Coverage includes: EE, O2, Vodafone and Three

Broadband Connectivity

Up to Ultrafast Fibre available

Construction Type

Rendered and mock stone elevations. Concrete tile roof. Cavity walls.

Flood Risk

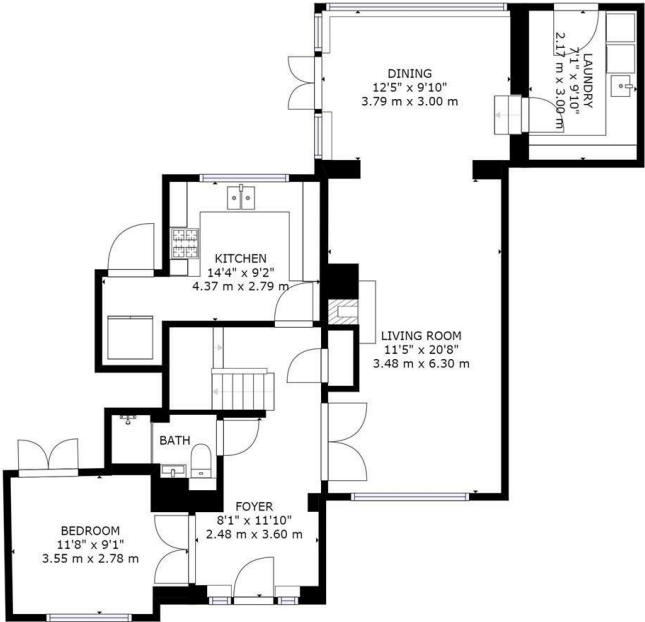
Very Low Risk

Services

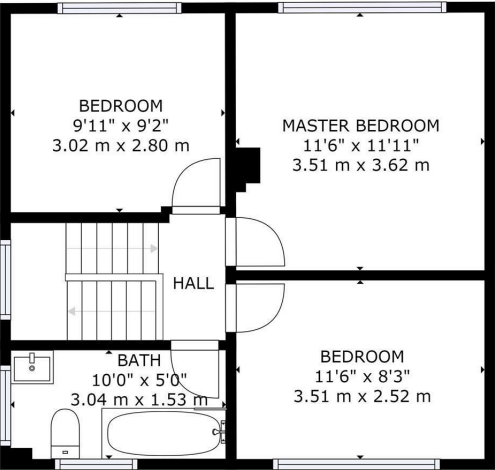
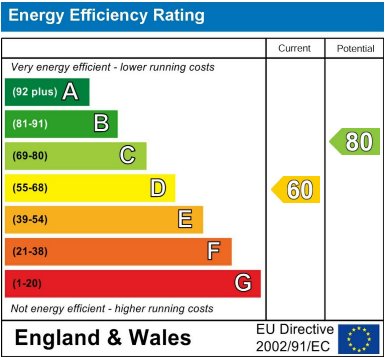
Un-Tested gas, electric, telephone, mains water and drainage.

Agent notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1: 872 sq ft, 81 m², FLOOR 2: 452 sq ft, 42 m²
TOTAL: 1323 sq ft, 123 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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PROTECTED

Viewing: Date Time

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.