



Viewing strictly by appointment with the sole selling agent Fox & Home

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Chris Cottage, Quarr Hill

Binstead, PO33 4EH

£475,000

Situated on a large plot, this beautifully presented detached bungalow offers spacious, well proportioned accommodation which comprises: three double bedrooms; two with ensuite facilities, a family bathroom, large entrance hallway, good sized kitchen diner plus living room and large sun room. Other benefits include gas central heating, UPVC double glazing, ample parking and wrap around gardens providing plenty of areas to sit and enjoy the sunshine.

Chris Cottage is conveniently situated with easy access to mainland ferry links. It is also well placed for countryside walks. Offered chain free, viewing is essential to appreciate all this property has to offer.





TOTAL FLOOR AREA: 1668 sq.ft. (155.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UPVC double glazed doors to:

Entrance Porch:

With tiled floor, UPVC double glazed door with windows to either side.

Entrance Hallway:

With radiator. Built in cloaks cupboard. Doors off.

Lounge: 20'3" x 12'0" (6.17m x 3.66m)

With bay window to the front. Recessed fireplace housing a log burner. Radiator.

Kitchen/Diner: 23'9" x 12'0" max (7.24m x 3.66m max)

A lovely light and airy room with polished tiled floor. Range of fitted base and wall cupboards with built in drawers and work surfaces. Sink unit. Tiled splashback. Built in oven, hob and extractor. Integrated dishwasher and fridge. UPVC double glazed window to the rear. UPVC double glazed French doors to courtyard seating area. Sliding UPVC double glazed patio doors to:

Conservatory/Sun Room: 20'4" x 12'2" (6.20m x 3.71m)

Currently used as a games room this is a great addition to the accommodation. UPVC double glazed with exposed brick wall and laminate flooring. UPVC double glazed French doors to patio area.

Master Bedroom: 15'2" x 11'6" (4.62m x 3.51m)

A well proportioned, dual aspect room providing plenty of natural light. Radiator. Built in cupboard.

Ensuite Shower Room:

With large walk in shower. Wash hand basin with vanity unit. Heated ladder towel rail.

Bedroom Two: 11'4" x 11'4" (3.45m x 3.45m)

With UPVC double glazed window to two sides. Door to patio area. Built in utility cupboard with plumbing for washing machine. Gas fired boiler.

Ensuite:

With quadrant shower, low level WC and wash hand basin.

Bedroom Three: 11'10" x 11'10" (3.61m x 3.61m)

With UPVC double glazed window to the side overlooking the garden. Radiator.

Family Bathroom:

With suite comprising panelled bath, wash hand basin set into vanity unit and low level WC. Heater ladder towel rail. UPVC double glazed window to the side. Illuminated mirror.

Outside:

Block paved driveway provides ample parking plus a large shed. A block paved pathway leads to the front door. Main lawn area with established hedging. Patio area. Variety of mature shrubs and bushes. Greenhouse and summerhouse accessed from the dining area and a lovely private south facing courtyard seating area perfect for dining and BBQ's.

Tenure:

EPC: C

Council Tax: Band E

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Council Tax Band: Band E EPC Rating: C

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