



The Grove Grove Road, Ryde, Isle Of Wight, PO33 3LH

**£630,000**

Nestled in the charming town of Ryde, this stunning detached house offers a perfect blend of modern comfort and peaceful surroundings. The property, built in 2013, boasts 4 reception rooms, 5 bedrooms, and 3 bathrooms in total, providing ample space for a growing family or those who love to entertain.

One of the standout features of this property is the cleverly designed open plan ground floor layout, creating a seamless flow between the living spaces. The heat recovery system ensures a comfortable and energy-efficient environment throughout the year, while the 1 bed annex with interconnecting access to the main house offers versatility for guests or extended family members.

Situated in a tree-lined setting, this home provides a tranquil escape from the hustle and bustle of everyday life. With parking for 4 vehicles, you'll never have to worry about finding space for your cars.

Beyond the property's boundaries, the bustling town of Ryde awaits, with its beautiful beaches and high-speed mainland passenger connections, making it a convenient location for both leisure and commuting. Don't miss out on the opportunity to make this exceptional property your new home.

Entrance Hall  
10'5" x 6'2"

Cloakroom W/C

Open Plan Living Space Incorporating:-

Lounge  
22'3" x 11'6"

Kitchen/Diner  
24'3" max x 17'4" max  
L-Shaped

Conservatory  
19'3" x 10'9"

Utility Room  
7'7" x 6'3"

1st Floor Landing

Built-in Airing Cupboard containing Boiler

Principal Bedroom  
14'8" x 11'7"

En-Suite  
11'6" x 7'0"

Bedroom  
11'7" x 11'3"

Bathroom  
11'6" x 7'5"

2nd Floor Landing

Bedroom  
16'8" max x 11'6"

Under Eaves Storage

Bedroom  
16'9" x 14'10" max

Under Eaves Storage

Annexe

The integral garage has been converted in favour of the ground floor of this two storey 1 bedroom annexe. Interconnecting doors from the landing and ground floor access the annex should you wish to combine the entire accommodation or leave them locked to create an independent 1 bedroom annexe. The owner has used this for family, guests and on occasion as an Airbnb. The ground could be converted back into a garage and the first floor incorporated back in to the main house accommodation if preferred.

Ground Floor

Open Plan Living/Dining/Kitchen  
19'3" x 8'8"

1st Floor

Bedroom  
13'4" x 8'7"

Shower Room  
8'7" x 5'6"



## Gardens

The well screened frontage is largely laid to paving to create parking. High evergreen hedges sit inside the front boundary either side of the gated entrance. Two raised shrub filled beds. Side access to rear garden. A lawn runs along the side to meet the rear garden containing ornamental trees for further privacy. Fence boundaries fully enclose the garden and a raised border sits inside the boundary. To keep maintenance to a minimum the rear garden is mostly laid to brick paving. Garden tap. Brick built garden shed. There is a wooded backdrop to the garden creating welcomed screening. External sockets and lighting.

## Garden Sauna

A Scandinavian style garden sauna. There are also power points and plumbing for a hot tub within the garden.

## Parking

The gated and pillared entrance opens into the brick paved parking area. This will accommodate 4+ vehicles. NB: The garage has been converted in favour of the annexe. However, this could easily be reversed if preferred.

## Council Tax

Band E

## Tenure

Freehold

## Heating

Gas central heating. Heat recovery ventilation system.

## Construction Type

Standard brick and timber frame construction

## Flood Risk

Very Low Risk.

## Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

## Mobile Coverage

Coverage includes: EE, O2, Vodafone and Three.

## Services

Unconfirmed gas, electric, telephone, mains water and drainage.

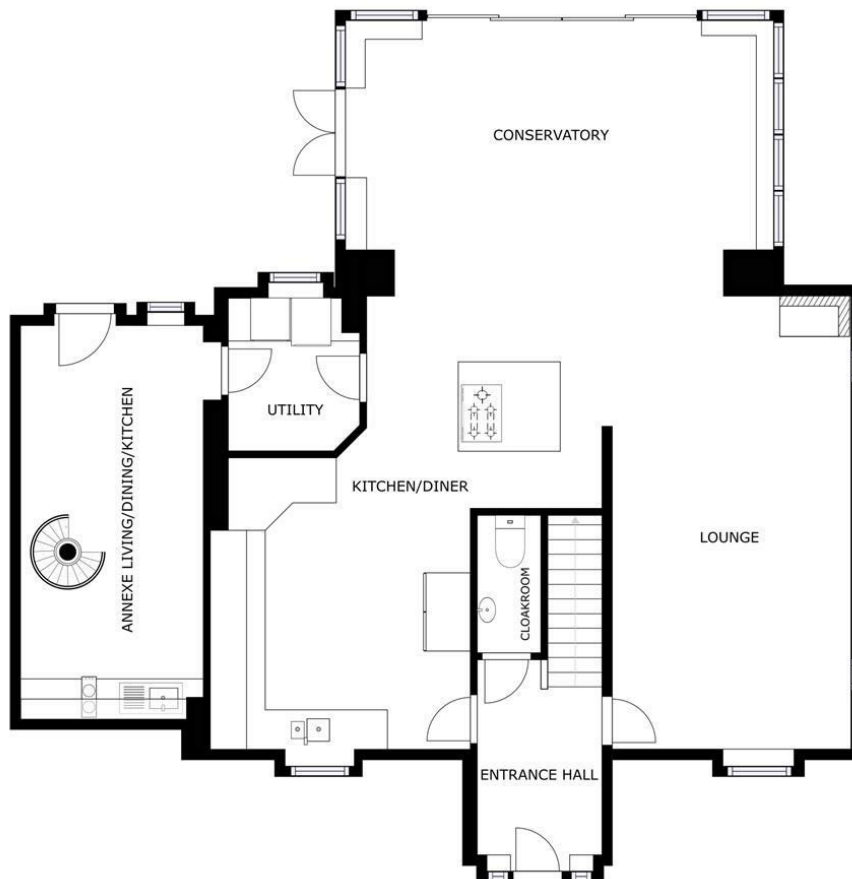
## Agents Note

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.

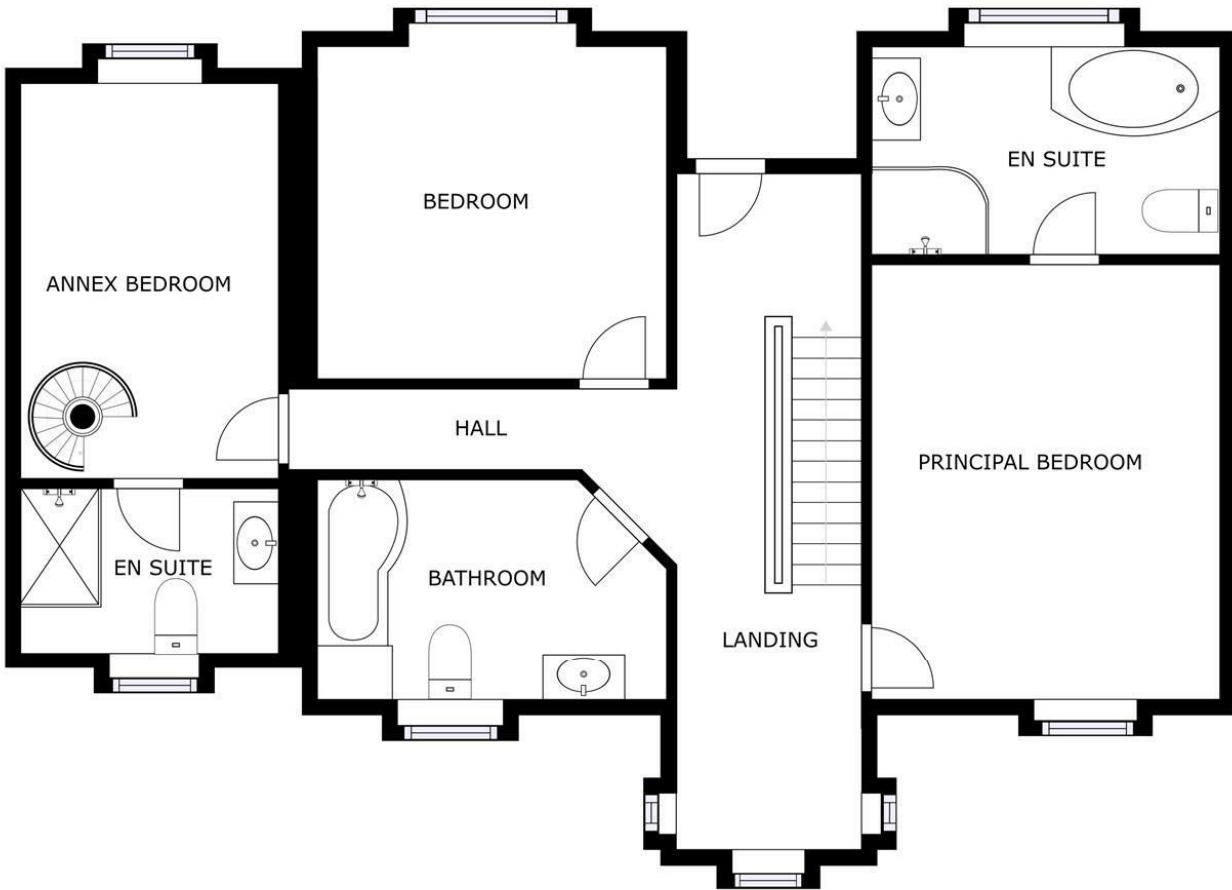








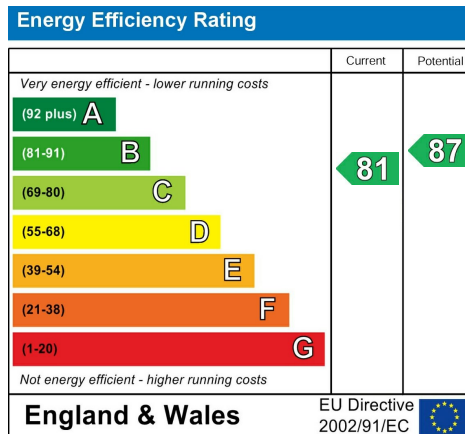
FLOOR 1



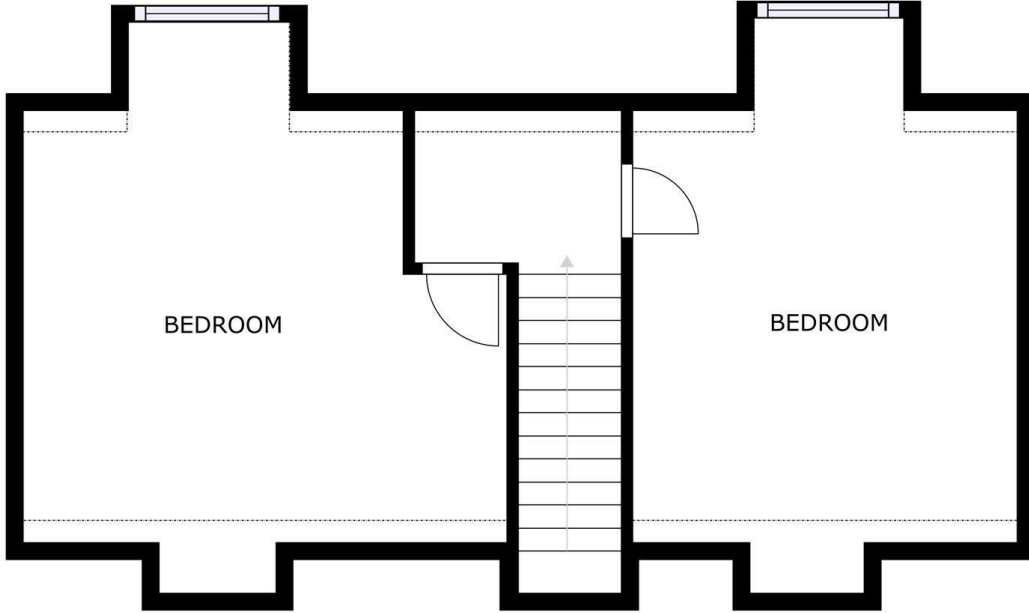
FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 115.12 m<sup>2</sup>, FLOOR 2: 94.8 m<sup>2</sup>, FLOOR 3: 36.99 m<sup>2</sup>  
 REDUCED HEADROOM: 4.08 m<sup>2</sup>  
 TOTAL: 236.91 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



FLOOR 3

wright

GROSS INTERNAL AREA  
FLOOR 1: 115.12 m<sup>2</sup>, FLOOR 2: 84.8 m<sup>2</sup>, FLOOR 3: 36.99 m<sup>2</sup>  
REDUCED HEADROOM: 4.08 m<sup>2</sup>  
TOTAL: 236.91 m<sup>2</sup>

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