



# 7, Kentstone Court, Binstead

Ryde, PO33 3DF



Well-positioned for local amenities, sandy beaches and transport links, this modern semi-detached property boasts three bedrooms and an open-plan living space which seamlessly joins with the rear garden.

- Beautifully presented end-of-terrace family home
- Light, bright and generously proportioned throughout
- Sympathetically designed to be in keeping with the area
- Minutes from train and mainland travel links
- Close to spectacular sandy beaches and esplanade
- Three en-suite double bedrooms
- Enclosed south facing garden and a private parking space
- Close to good local primary and secondary schools
- Easy walk to the bustling town centre of Ryde
- Offered for sale chain free and ready to move into

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

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Well-maintained and offering plenty of natural light, this fabulous family home is situated in a convenient location, set back within a quiet development and offers fresh, neutral interiors ready for the new owners to move into. The modern property comprises an entrance hall leading to a cloakroom, cloak cupboard, kitchen, and the lounge-diner which opens onto the sunny rear garden. The stairwell from the entrance hall leads up to the first-floor landing, providing access to two double en-suite bedrooms and the stairwell to the second floor. The second floor presents a double bedroom with an en-suite shower room. Outside, the garden benefits from a lovely patio with the rest of the garden laid to lawn. The property benefits from block paved parking area to the front of the property.

Located within this attractive development within a popular area of Binstead, this beautiful home is situated less than two miles from the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastro pub with an incorporated farm shop. The local community centre and Ofsted rated 'good' primary school, are situated nearby, as well as a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service under two miles away. Providing good connectivity to many island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

### **Welcome to 7 Kentstone Court**

Tucked away in a peaceful location just moments from Binstead village amenities, this attractive close is made up of well-spaced, modern properties. A block paved driveway to the front of the property offers off-road parking.

### **Entrance Hall**

Offering a wonderful welcome into the home, the space benefits from a cloak cupboard with plenty of space to store coats and shoes and leads through the ground floor accommodation.

### **Cloakroom**

Equipped with a WC and a hand basin, this space is essential for any family home and features a heated towel rail and an obscure glazed window to the front aspect.

### **Kitchen**

Fitted with a range of base and wall cabinets with integrated appliances, including a fridge freezer, electric oven, and gas hobs integrated within the worktop with a cooker hood over. With a window to the front aspect filling the room with natural light, the space also contains the gas boiler.

### **Lounge-Diner**

Enjoying wonderful views to the rear garden, this spacious lounge-diner benefits from an obscure glazed window to the side aspect and access to a large understairs cupboard, ideal for storage. The room is carpeted and continues the neutral décor from the rest of the property.

### **First Floor Landing**

The carpeted stairwell leads up to the first-floor landing, which provides access to two bedrooms and the stairwell to the second floor.

### **Bedroom Two**

Featuring two built-in wardrobes, this double bedroom benefits from a window to the rear aspect and also an en-suite bathroom.

### **En-Suite Bathroom**

Benefitting from a neutral tile surround, this en-suite comprises a bath with a shower over, a WC, and a hand basin, plus there is an obscure glazed window to the side aspect, an extractor fan, and a large, heated towel rail.



### **Bedroom Three**

This double bedroom enjoys morning sunshine from the windows to the front aspect and also features two built-in wardrobes as well as an en-suite shower room.

### **En-Suite**

Fully equipped with a shower cubicle, WC, and a hand basin, the space is neutrally tiled and is finished with a heated towel rail and an extractor fan.

### **Second Floor Landing**

A carpeted stairwell from the first-floor landing leads up to a small landing space providing access to Bedroom One.

### **Bedroom One**

Occupying the entire second floor, this double bedroom enjoys dual aspect windows to the rear and side, as well as access to the loft space. The space also benefits from a built-in storage space and an en-suite shower room.

### **En-Suite**

Continuing the décor from the other en-suites, this shower room comprises a shower cubicle, a pedestal hand basin, and a WC and offers additional storage within a cupboard and with access to eaves storage.

### **Garden**

Benefitting from a lovely patio, which creates an ideal spot for al fresco dining, the rest of the garden is laid to lawn and enjoys sunshine for most of the day. Offering potential to landscape to the new owner's specifications, the space also benefits from a side access and an external light.

### **Parking**

A block-paved driveway provides off-road parking for up to two vehicles.

7 Kentstone Court presents a fantastic opportunity to acquire a spacious family home with three double en-suite bedrooms, set within a highly convenient yet quiet location. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

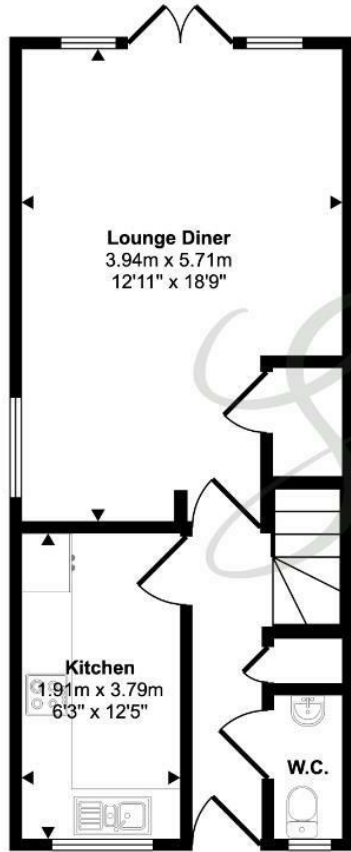
Tenure: Freehold

Council Tax Band: D (approx. £2,551.65 pa – Isle of Wight Council 2025/2026)

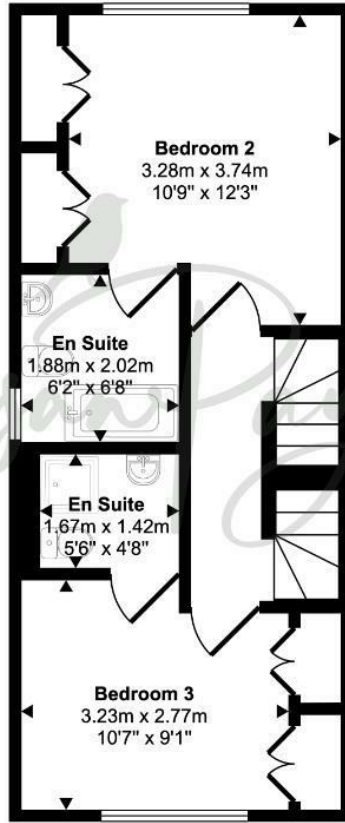
Services: Mains water, gas, drainage, and electricity



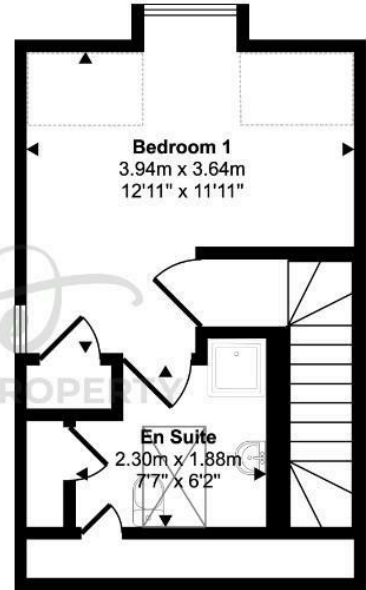
**Approx Gross Internal Area**  
100 sq m / 1081 sq ft



**Ground Floor**  
Approx 38 sq m / 407 sq ft



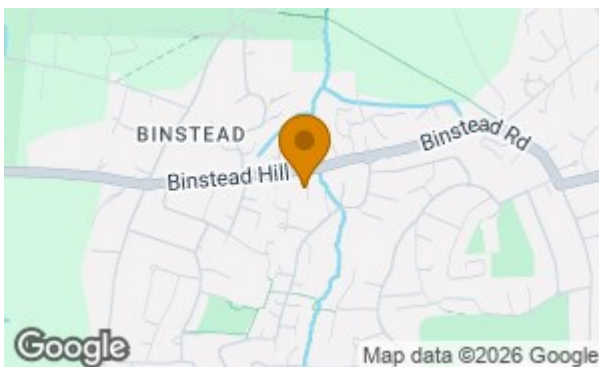
**First Floor**  
Approx 37 sq m / 399 sq ft



**Second Floor**  
Approx 26 sq m / 276 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		77	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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