



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Kingfishers

4 Devonia Gardens, Brading, Isle of Wight PO36 0PL



£360,000
FREEHOLD



Beautifully presented detached bungalow in a peaceful cul-de-sac, offering bright and spacious accommodation, a fantastic garden, garage, driveway parking and a wonderfully relaxed feel.

- Beautifully presented detached three-bedroom bungalow
- Spacious and naturally bright accommodation throughout
- Stylish modern bathroom with shower over bath
- Attractive enclosed rear garden with patio area
- Convenient access to rural walks and nearby coastal towns
- Tucked away in a quiet, desirable cul-de-sac location
- Generous triple-aspect lounge and dining space
- Separate cloakroom providing additional convenience
- Garage alongside private driveway parking facilities
- 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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Set within a desirable cul-de-sac in the historic village of Brading, Kingfishers is a spacious detached bungalow offering generously proportioned, light-filled accommodation. The property has been thoughtfully updated and carefully cared for, creating a home that feels immediately welcoming, with tasteful décor, well-balanced living spaces and a delightful enclosed garden ideal for relaxing or entertaining. Combining practical single-level living with an attractive village setting close to both countryside and coast, this charming home is perfectly suited to a range of buyers including downsizers, retirees, families and those seeking a quieter Island lifestyle.

Located to the East of the Isle of Wight, the property is well-connected to the surrounding countryside and enjoys easy access to plenty of idyllic walks and trails. The historic village of Brading is one of the oldest towns on the Island, displaying beautiful historic architecture still visible today. With its famous iron bullring in the centre of the village, Brading boasts a village shop and a good range of pubs and eateries as well as a local Primary School. The coastal towns of Sandown and Ryde provide wider amenities and are only a short distance away, while the prestigious Brading Roman Villa, situated within a designated National Landscape, is also nearby and regarded as one of the finest Roman sites in the UK. Brading is well connected, with good public transport links providing access across the Island.

Welcome to Kingfishers

Occupying an attractive position within a quiet and established cul-de-sac, Kingfishers immediately offers a sense of privacy and tranquillity. The neat frontage, upgraded to provide an abundance of parking, driveway and adjoining garage create an appealing first impression, while the detached design enhances the feeling of space around the property. Subtle character details, including the charming kingfisher signage, lend personality and warmth before even stepping inside.

Entrance Hall

A welcoming and spacious central hallway provides access to the principal accommodation and immediately reflects the home's immaculate presentation, with soft neutral décor and attractive internal oak doors continuing throughout the property.

Lounge/Diner

The generous lounge/diner is a wonderfully bright and sociable space extending across the front of the property, with triple aspect glazing filling the space with natural light. Offering ample room for both seating and dining furniture, the proportions of the room make it ideal for entertaining while still maintaining a cosy and comfortable atmosphere for everyday living.

Kitchen

Conveniently positioned, the recently updated kitchen is well arranged with a practical layout providing good storage and preparation space, with fresh white cabinetry, wood-finish worktops and white tile splashbacks. The room comfortably accommodates modern appliances while maintaining a bright and functional feel suited to daily family life. A door leads to the side path, connecting to the garden.

Bedroom One

The principal bedroom is a peaceful and generously sized double room, beautifully presented in calming tones that enhance the restful atmosphere. There is ample space for freestanding bedroom furniture while the large window allows plenty of natural light to fill the room.

Bedroom Two

Another spacious double bedroom, currently arranged as a flexible guest and family room, offering excellent versatility depending on requirements. The proportions make it equally suitable as a substantial guest bedroom, hobby room or additional principal accommodation.



Bedroom Three

The third bedroom is a comfortable room, ideal for a bedroom, home office or dressing room, and benefits from pleasant natural light and a quiet position within the property. French doors fill the space with natural light and lead out to the terrace.

Bathroom

The stylish family bathroom is presented with a clean contemporary finish, with a suite comprising a panelled bath with glazed shower screen and shower over, WC and vanity basin. Crisp tiling and modern fittings create a bright and fresh feel throughout.

Cloakroom

Complementing the main bathroom, the separate cloakroom provides additional convenience for guests and day-to-day practicality.

Rear Garden

The enclosed rear garden is very private, and has been thoughtfully arranged to provide both ease of maintenance and enjoyable outdoor living. A generous patio area offers the perfect spot for outdoor dining and entertaining, while the level lawn is bordered by mature hedging and established planting that create privacy and greenery throughout the seasons. The garden enjoys a wonderfully peaceful atmosphere and a sunny orientation. An upper terrace provides further options and is the perfect place for a washing line, and has a gate that connects to the driveway and garage.

Garage and Parking

The property further benefits from an adjoining garage providing excellent storage, workshop potential or secure parking, which combines with a recently updated block-paved parking area to the front, and a further driveway to the side of the property.

in Summary

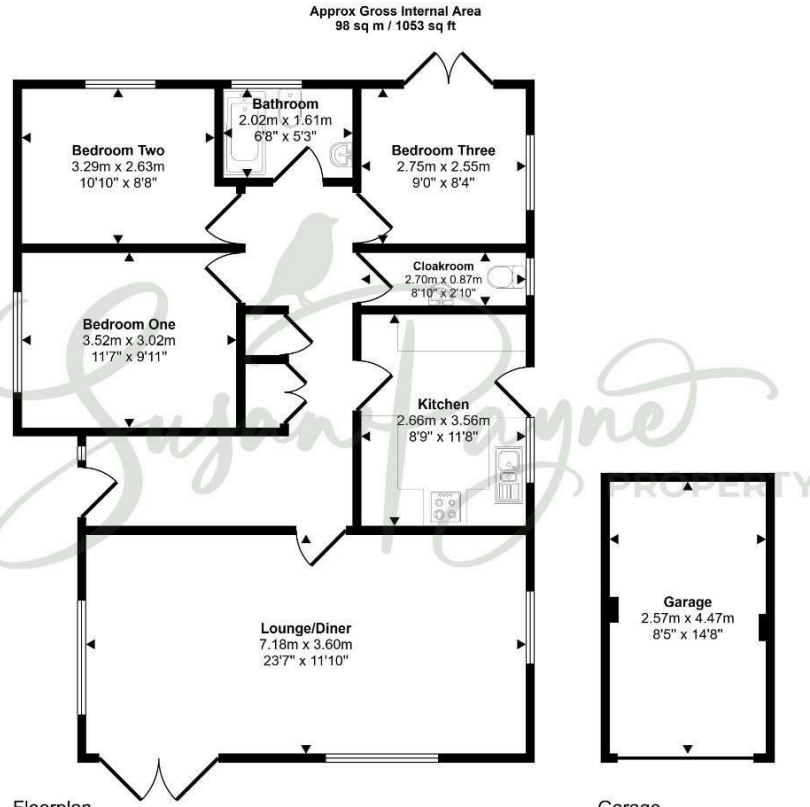
Beautifully maintained and ready to move straight into, Kingfishers offers the rare combination of peaceful village living, spacious single-level accommodation and attractive outdoor space in one of East Wight's most desirable historic settings. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E (Approx £3195.01 for 2026/27)

Services: Mains water, gas, electricity and drainage





Floorplan
Approx 86 sq m / 930 sq ft

Garage
Approx 11 sq m / 123 sq ft

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

Agent Notes:

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