



MARVINS
ESTATE AGENTS



VECTIS HOUSE PITTS LANE, RYDE, PO33 3SU **OFFERS IN THE REGION OF £800,000**

A Beautifully Refurbished Four Bedroom Home in Binstead

Situated in a peaceful position within the popular village of Binstead, Vectis House is an impressive four-bedroom detached home which has been comprehensively refurbished to create a stylish and highly practical family home.

The light and spacious ground floor centres around an excellent open-plan kitchen, dining and family area, with stone worktops, central island and bi-fold doors opening onto the garden. A separate sitting room with wood-burning stove provides a more intimate space, while a home office, utility room and cloakroom add useful flexibility.

Upstairs are four generous double bedrooms, two with en-suites. The principal bedroom benefits from a dressing room and contemporary shower room with twin basins. The refurbishment extends throughout, including upgraded electrics, heating, insulation, flooring and bathrooms, creating a home ready to enjoy without the need for further work.

Outside, landscaped gardens include a decked terrace and level lawn, together with a summer house offering excellent potential as a studio or home office. A large driveway and garage provide ample parking. The peaceful setting is complemented by the property's proximity to Ryde's beaches, golf clubs and schools, while the mature trees surrounding the garden attract regular visits from the island's famous red squirrels.

A beautifully finished home offering generous accommodation, excellent outdoor space and a peaceful village setting within easy reach of the coast and Ryde.

VECTIS HOUSE PITTS LANE, RYDE, ISLE OF WIGHT PO33 3SU

HALL

WC

DINING AREA

27'1" x 9'5" (8.26m x 2.87m)

KITCHEN

9'11" x 9'5" (3.02m x 2.87m)

STUDY

8'3" x 7'11" (2.51m x 2.41m)

UTILITY

LOUNGE

20'10" x 12'1" (6.35m x 3.68m)

FIRST FLOOR

BEDROOM ONE

12'2" x 10'9" (3.71m x 3.28m)

DRESSING ROOM

EN-SUITE

BEDROOM TWO

10'11" x 9'9" (3.33m x 2.97m)

EN-SUITE

BEDROOM THREE

12'1" x 10'7" (3.68m x 3.23m)

BEDROOM FOUR

12'1" x 9'8" (3.68m x 2.95m)

BATHROOM

OUTSIDE

Garage 18'11" x 10'4"

TENURE

This property is Freehold. Council tax band F.









Ground Floor

Floor area 96.9 sq.m. (1,043 sq.ft.)

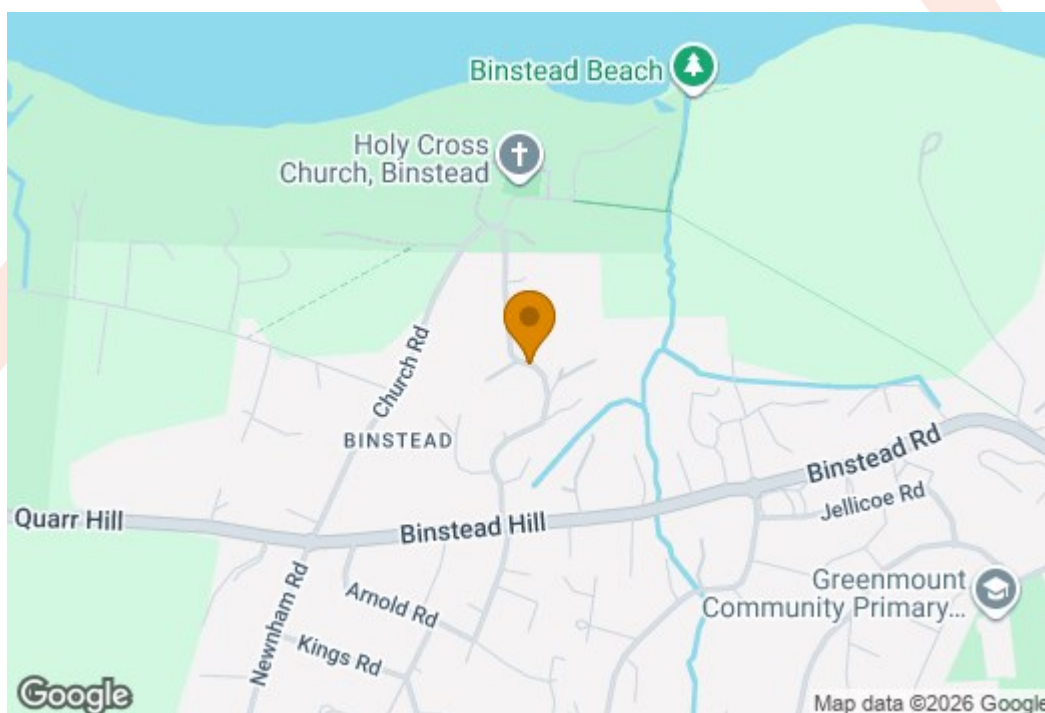


First Floor

Floor area 77.0 sq.m. (829 sq.ft.)

Total floor area: 173.9 sq.m. (1,872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		
	64	80
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		

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