

Chris Cottage, Quarr Hill

Ryde, PO33 4EH

£485,000
FREEHOLD



Benefitting from wrap-around gardens, this beautifully presented detached bungalow offers three double bedrooms, three bathrooms and spacious accommodation, all situated within a highly convenient location.

- Beautifully presented detached bungalow
- Naturally light and spacious accommodation
- Highly convenient location for village amenities
- Beaches, walking routes and a golf course nearby
- Bus routes and mainland travel links close by
- Three double bedrooms and three bathrooms
- Gated, off-road parking for several vehicles
- Located within easy reach of Ryde town
- Wrap-around gardens enjoy sunshine all day
- Double glazing and gas central heating

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

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Believed to have been built in the 1990's, this beautifully maintained detached bungalow is set within the ever-popular village of Binstead. Ideal for those seeking a convenient lifestyle, the bungalow comprises a large entrance hall leading to three double bedrooms (two with en-suites), the family bathroom, and a few steps up lead to the living room, kitchen-diner, and the sunroom. Outside, the gardens wrap around the bungalow and offers lovely spaces to sit and enjoy the sunshine. Positioned within easy reach of village amenities, countryside walks and coastal routes, Chris Cottage is perfectly suited to those seeking comfort, space and lifestyle convenience.

Chris Cottage is perfectly positioned within easy reach of Ryde and is well placed for countryside and coastal walks, including a beautiful amble to the historic Quarr Abbey, a magnificent monastery set amongst acres of countryside with a wonderful tea room and farm shop. An idyllic location, but by no means remote as the bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is just a ten-minute drive away. In the other direction is the town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than six miles from Chris Cottage. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastropub. The local community centre and Ofsted rated 'good' primary school are situated nearby, as well as a recreational field and children's park. 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, additionally, this home is within close proximity to bus stops on the Southern Vectis route between Ryde, Newport and East Cowes, which serves the village every fifteen minutes during the day.

Welcome to Chris Cottage

Approached via double gates, Chris Cottage immediately creates a strong first impression. A sweeping block-paved driveway leads to the attractive brick-built façade, complemented by mature planting and neatly maintained frontage. A paved pathway leads to the front door.

Porch & Entrance Hall

A handy porch provides space to store coats and shoes, and an obscure glazed door opens into the entrance hall. Bright and spacious, this entrance hall benefits from natural light, a storage cupboard, plus access to the loft space. The layout immediately conveys a sense of space and excellent flow, with soft carpeting and neutral décor. There are a few steps up from here to bedroom three, the living room, kitchen-diner, and conservatory.

Living Room

A cosy room enjoying a bay window to the front aspect that fills the room with natural light. A real focal point of the room is the recessed fireplace housing a log-burning stove, creating both warmth and character. The room offers plenty of space for the whole family and leads to the kitchen-diner.

Kitchen-Diner

Enjoying plenty of natural light from the French doors to the rear and a window to the rear aspect, this room creates a wonderful social hub of the home. The kitchen is fitted with a range of cabinetry, integrated appliances including a double oven and electric hob, plus generous work surfaces, while the dining area comfortably accommodates a family-sized table. Polished flooring enhances both practicality and style, and the open flow into the conservatory adds further versatility.

Sunroom

The substantial sunroom enjoys views across the driveway and benefits from heating, allowing year-round use. Currently utilised as an additional reception and leisure space, this light-filled room offers exceptional flexibility – ideal as a garden lounge, games room or entertaining area – with French doors opening directly onto the patio.

Bedroom One

This generously proportioned double bedroom enjoys dual aspect windows to the front and side, plus it benefits from a built-in wardrobe space and an en-suite shower room. The room offers excellent space for freestanding furniture and benefits from a calm, neutral finish.

En-Suite Shower Room

A modern en-suite featuring a large walk-in shower, contemporary vanity unit, WC and neutral tiling. Natural light enhances the space from the obscure glazed window to the side, and the space is warmed by a chrome heated towel rail.

Bedroom Two

Another comfortable double bedroom positioned close to the family bathroom. Benefiting from a window to the rear aspect overlooking the garden, this room is ideal for guests or family members and offers excellent flexibility. The space is currently used as an office.

Bedroom Three

A further well-proportioned double bedroom, this room enjoys the added benefit of its own en-suite shower room, making it particularly suitable for multigenerational living or independent guests. The space also boasts a door to the side aspect and dual aspect windows, which flood the space with natural light.

En-Suite Shower Room

Stylishly finished and comprising a walk-in shower, hand basin and WC, the space enjoys an obscure glazed window to the side aspect.

Family Bathroom

Beautifully presented, this family bathroom comprises a modern suite with bath, a vanity hand basin and a WC. Contemporary wall tiling and a clean, neutral finish create a calm and relaxing space, plus there is a chrome heated towel rail, and an illuminated mirror.

Garden

The gardens form a particularly appealing feature of Chris Cottage. The main lawn enjoys a sunny aspect and is bordered by established hedging. Well-positioned patio seating areas provide ideal spaces for outdoor dining and relaxation, while mature planting adds colour and interest throughout the seasons. Additional features include a summer house and greenhouse, perfect for gardening enthusiasts or additional storage.

Parking & Driveway

To the front, a gated block-paved driveway provides excellent off-road parking for multiple vehicles, as well as providing storage with a large shed. The driveway has the potential to be extended, if required.

Chris Cottage represents a wonderful opportunity to acquire a beautifully presented and versatile detached bungalow within one of the Island's most desirable villages. A viewing is highly recommended with the sole agent, Susan Payne Property.

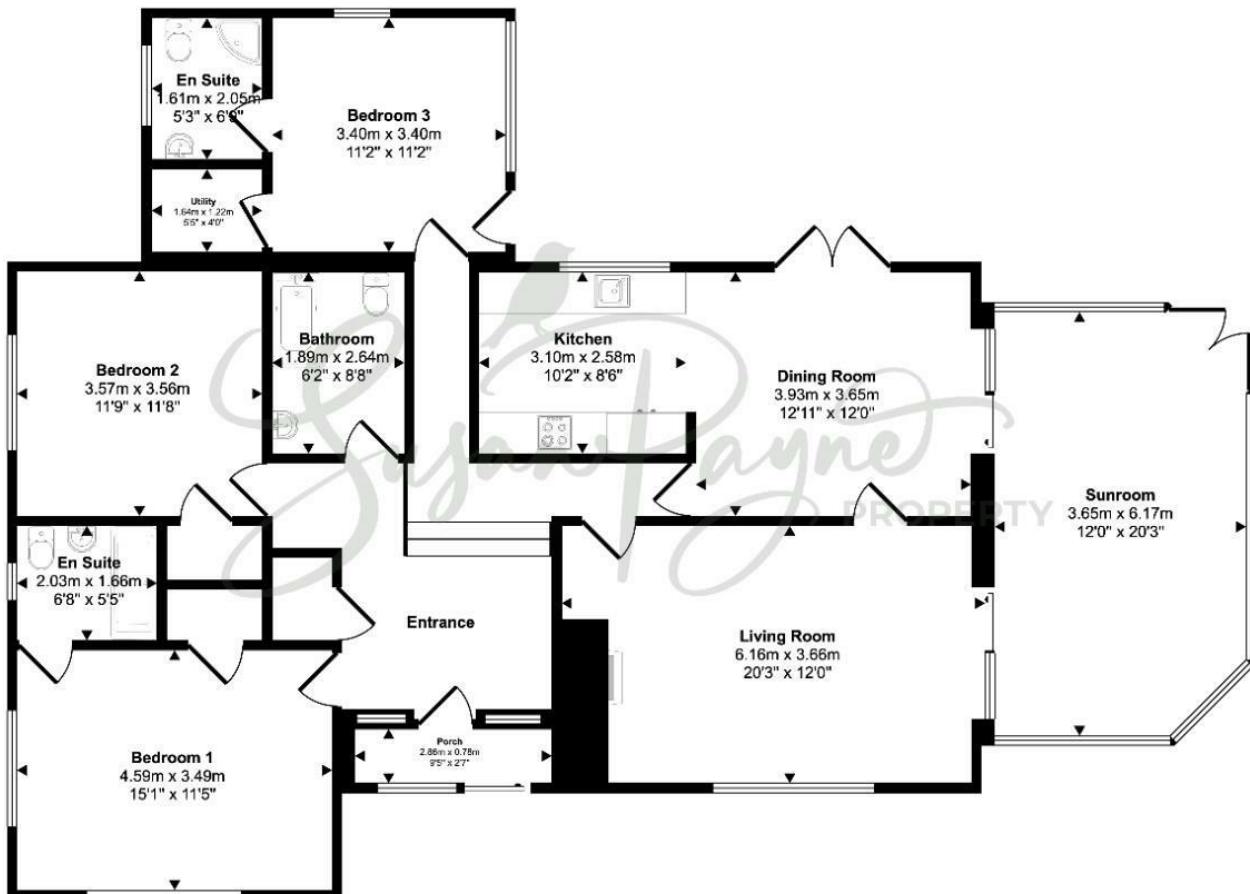
Additional Details

Tenure: Freehold

Council Tax Band: E (approx. £3,118.68 pa - Isle of Wight Council 2025/2026)

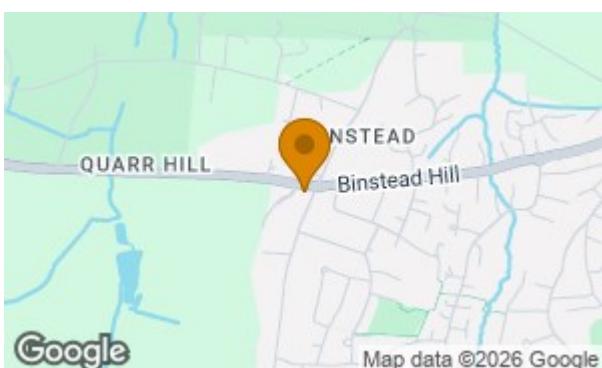
Services: Mains water, gas, electric, and drainage

Approx Gross Internal Area
154 sq m / 1656 sq ft



Floorplan

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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