



Guide Price £1,250,000  
LANTERN HOUSE, PONDWELL HILL, RYDE, PO33 1PX



Seafields

## **AN EXQUISITE, CLEVERLY EXTENDED HOME OFFERING GREAT VERSATILITY AND SECLUSION!**

Within a generous and private plot in an enviable location off sought after Pondwell Hill - on the outskirts of Seaview - this remarkable **DETACHED HOUSE** offers a blend of such great style, space and flexibility to suit one's family requirements. The wrap around **MATURE GARDENS** are a particular feature, adorned with an array of attractive established plants clearly thriving and offering a superb 'tropical' feel in this very serene oasis. On entering Lantern House, the impressive space and quality is immediately evident - with accommodation offering **3-4** reception rooms, **4-5 DOUBLE BEDROOMS** plus 3 quality bath/showers, as well as additional cloakroom/wc and laundry room. Adding to the appeal are 2 'wings' to the property - one which gives great 'annexe' potential (currently including a large games room and large office plus one of the bedroom suites). Some other benefits include **GAS CENTRAL HEATING**, double glazed windows (with fitted blinds), neutral decor throughout, grounds which include sheds, a tree house, 2 gated entrances and **AMPLE PARKING!** Situated just minutes away from the long stretch of beautiful beaches, the property is also convenient for the amenities of charming Seaview village, Yacht Club and thriving Ryde town - with its schools, shopping centre and mainland ferry links. A truly unique opportunity to acquire this really special family residence which is being offered as **CHAIN FREE!**

### **ENTRANCE:**

A most impressive, open plan hall with parquet flooring which flows into the Kitchen/Diner and Sitting Room. Centrally positioned timber/white painted staircase to First Floor(1). Doors to Cloakroom/wc and Utility Room.

### **KITCHEN/DINING ROOM:**

Stunning triple aspect room with windows to front, rear and side - plus French doors to sun decks x 2. Ample space for large family sized table and chairs. Stylish kitchen comprising excellent range of matching cupboard and drawer units and 'island' - all with polished wood work surfaces. Inset double bowl Butler sink. Large 'Range' cooker. Recess for American style fridge/freezer. Open larder. Radiators. Pale parquet style flooring.

### **SITTING ROOM:**

A beautifully airy and bright dual aspect reception room with the focal point being a brick open fireplace. French doors and windows to front plus deep square bay windows to side. Parquet flooring. Full width fitted book shelving. Period style radiators x 2. Continuation of parquet flooring. Double opening glazed doors to:

### **GAMES ROOM:**

A substantial room currently utilised as a Snooker Room with triple aspect windows plus French doors to rear garden. Radiators. Pendant lighting. Part glazed door to Office/Bedroom 5. Concealed door opening to stairs to First Floor (2) leading to Bedroom 4 suite (see below).

### **STUDY/MUSIC ROOM/BEDROOM 5:**

A very versatile room offering impressive proportions, currently a study with dual aspect windows. Period style radiator. Feature stone fireplace.

### **UTILITY ROOM:**

A useful room with wood work surfaces. Space and plumbing for washing machine and tumble dryer. Clothes pulley. Tiled flooring. Window and stable doors to rear garden.

### **DOWNSTAIRS CLOAKROOM/WC:**

White suite comprising w.c. and wash hand basin.

### **FIRST FLOOR (1):**

Accessed from entrance hall, a galleried landing with painted wood flooring. Access to loft with pull down ladder. Window to front offering ample natural light. Doors to:

### **MASTER BEDROOM:**

Superbly proportioned king-sized bedroom with dual aspect windows to front and side. Radiator. Range of fitted wardrobes. Door to:

### **EN SUITE 1:**

Large luxurious suite comprising tile enclosed bath with mixer shower attachment; large shower cubicle; vanity cabinet with inset basin; w.c. Recessed down lighters. Windows x 2 to rear.

### **BEDROOM 2:**

Large double bedroom (currently utilised as a 'work from home' studio) with window to front. Painted floorboards. Radiator. Good range of fitted wardrobes and shelving.

### **BEDROOM 3:**

Another large double bedroom with double glazed sash windows to rear. Radiator. Range of fitted wardrobes.

### **FAMILY BATH/SHOWER ROOM:**

Stylish suite comprising free standing claw foot bath with mixer shower attachment; separate deep fully tiled shower cubicle with storm shower unit over; period style vanity unit with drawers and inset circular basin; w.c. Patterned flooring. Period style radiator/towel rail. Window to rear.

### **FIRST FLOOR (2):**

Accessed via doorway and stairs from the Games Room. Landing with window to rear. Door to:

### **BEDROOM 4:**

Attractive double bedroom with vaulted ceiling, plus ample natural light via port hole window, 2 x Velux windows plus French doors with Juliet balcony. Sliding door to:

### **EN SUITE 2:**

Suite comprising suite of fully tiled shower cubicle, wash hand basin and w.c. Tiled flooring. Window to side.

### **OUTSIDE:**

The substantial wrap around gardens give a wonderful 'Tropical' feel and are a particular feature of Lantern House. There are well tended lawned gardens plus sun decks outside the sitting room, kitchen and dining room - such perfect spots for secluded al fresco dining and entertaining during summer evenings. There is an assortment of mature trees (one with a most appealing Treehouse), further wooded areas, plus an array of very established, beautiful plants and shrubs - a real gardener's delight. Added benefits include the garden sheds offering ample storage. For the 'Green Fingered' and those 'in the know', we can provide a full list of the wonderful 'stock' of plants which give such a 'tropical' feel - but here are a few: Fatsia japonica, Chamaerops humilis, Callistemon 'Red Clusters', Cordyline 'Red Star', Rosemary, Acer 'Bloodgood', Jasminum 'Clotted Cream', Daphne 'Perfume Princess White', Mexican Fan Palm, Olive Tree, Magnolia ... and much more.

### **PARKING/DRIVEWAY:**

There are 2 driveways leading to the grounds of the property - one being shingled and providing parking for numerous vehicles/boats.

### **OTHER PROPERTY FACTS:**

Tenure: Freehold & Leasehold

Council Tax Band: F

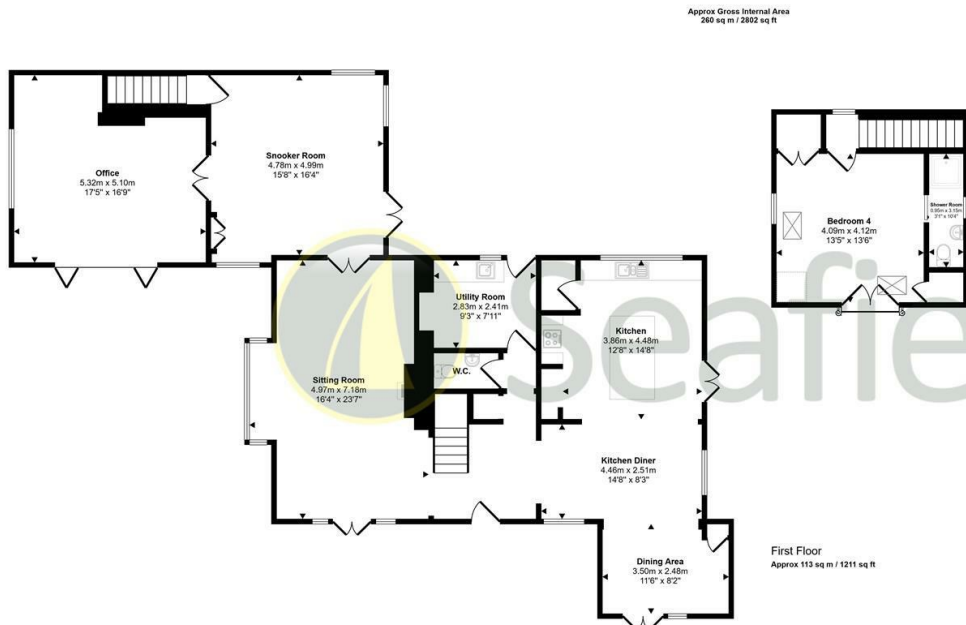
Flood Risk: Very low

EPC Rating: C (78)

Sellers' Situation: No Onward Chain

### **DISCLAIMER:**

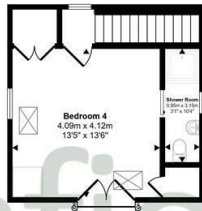
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



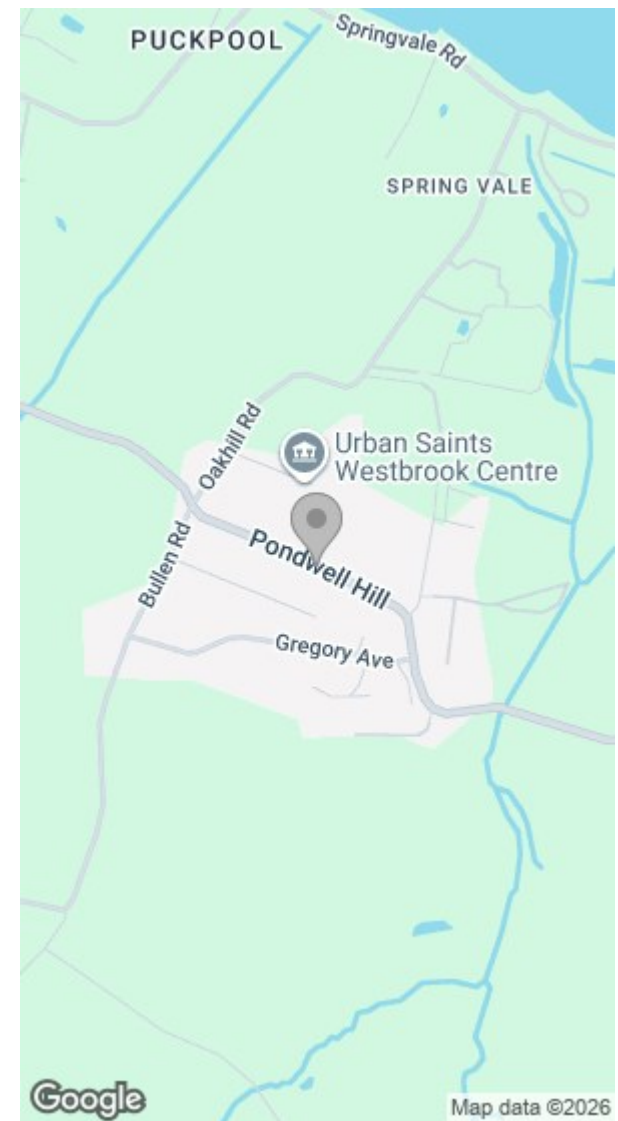
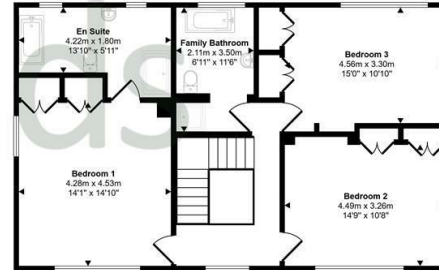
Ground Floor  
Approx 148 sq m / 1591 sq ft

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 MadeGreedy 300.



First Floor  
Approx 113 sq m / 1211 sq ft



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		78	81				

