



- Stylish Brand New Detached Chalet Style House
- Open Plan 18'1 Kitchen/Dining Space
- Driveway Parking for 3 to 4 Vehicles
- Backs on to Fields on Outskirts of Village
- LABC 10 Year Build Warranty
- Garage (19'6 x 11'11) With Powered Door
- Stunning Bathroom & Shower Room
- Generous 135 sqm 3 Bedroom - 1 En Suite Accommodation
- Beautiful Kitchen with Quartz Work-tops & Quooker Hot Water Tap
- Air Source Heat Pump, Underfloor Heating, Solar Panels & Battery

9 Paddock Close, Binstead, Ryde, PO33 3FG

£595,000

Found on the outskirts of Binstead Village, this stunning new build detached house is set to be completed in 2026 and offers an exceptional living experience. Spanning an impressive 1,452 square feet, this property boasts a thoughtfully designed layout that harmoniously blends contemporary open plan living with distinct, separate areas for added comfort and privacy.

The house features three well-proportioned bedrooms, providing ample space for family living or guests. With two modern bathrooms, convenience is at the forefront of this home's design. The attention to detail in the exterior and the quality finish throughout truly set this property apart from other new builds, ensuring a stylish and welcoming atmosphere.

One of the standout features of this home is its picturesque location, backing onto open fields, which offers a serene semi-rural setting. This tranquil environment is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and the vibrant community of Binstead Village.

Additionally, the property is equipped with renewable energy solutions and storage, ensuring it meets the highest standards of energy efficiency. For those with vehicles, there is ample parking available for three to four cars, plus the garage, adding to the convenience of this remarkable home.

In summary, this new build detached house is an ideal choice for anyone looking to enjoy modern living in a beautiful setting. With its spacious interior, quality finishes, and energy-efficient features, it promises to be a wonderful place to call home. Don't miss the opportunity to secure this exceptional property as it will be ready for occupation very soon.



Accommodation

Entrance Hall

9'6 x 8'8 (2.90m x 2.64m)

Built-in Storage

Shower Room

Utility Room

7'4 x 5'10 (2.24m x 1.78m)

Kitchen/Diner

18'1 x 15'4 (5.51m x 4.67m)

Living Room

17'4 x 13'4 (5.28m x 4.06m)

Bedroom 3

13'11 x 10'11 (4.24m x 3.33m)

Landing

Bedroom 1

17'6 x 13'5 plus wardrobes (5.33m x 4.09m plus wardrobes)

Bedroom 2

17'5 x 13'5 plus wardrobes (5.31m x 4.09m plus wardrobes)

Bathroom

13'10 max x 13'7 max (4.22m max x 4.14m max)

Garage

19'6 x 11'11 (5.94m x 3.63m)

With a powered door, power and lighting. D/g glazed window and door. Loft storage space. Hot water cylinder. Solar energy storage battery.

Driveway Parking

Brick paved driveway with spaces for 3 to 4 cars.

Gardens

The gardens to the front, side and rear will be landscaped. A raised sun deck sits off the lounge to the rear accessed via bi-fold doors. Feature brick walls retain raised features of the gardens. The gardens are orientated to catch the sun throughout the day.

Tenure

Freehold

Council Tax

To be confirmed



Heating & Energy

Air source heat pumps will generate heat and hot water.
Underfloor heating at ground level and radiators at first floor.
Solar panels and solar energy storage battery. Predicted
Energy Performance rating 'A'.

Service Charge

A £200 per annum contribution is payable towards private
road maintenance, communal landscaping in development
and maintenance of attenuation pond (assists management
of surface water).

Flood Risk

Very Low Risk

Mobile Coverage

Coverage includes EE, Three, O2 & Vodafone.

Broadband Connectivity

Up to Ultrafast fibre available

Construction Type

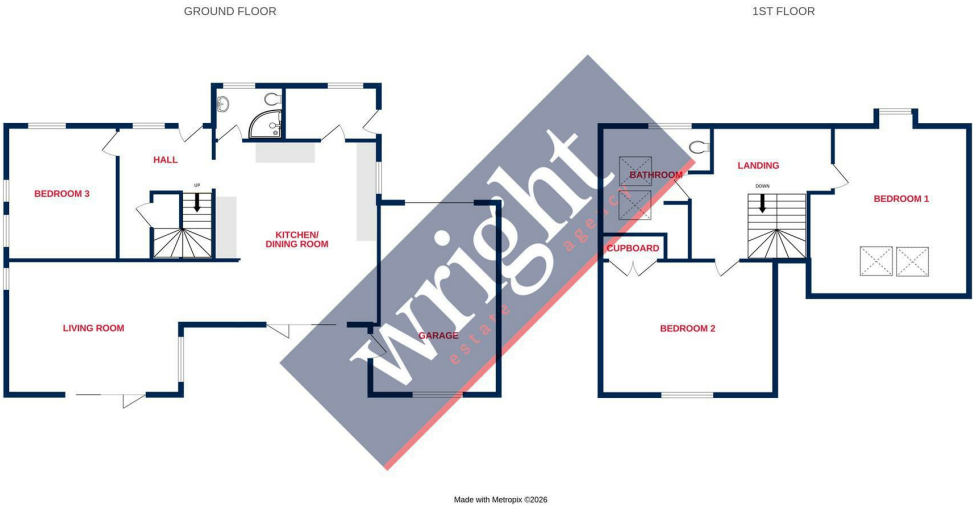
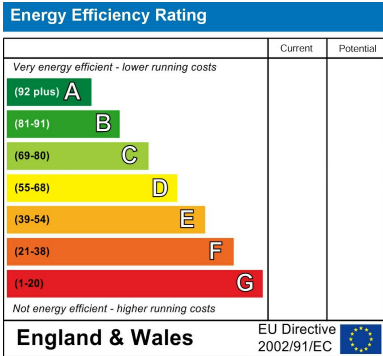
Detailed exterior with stone, brick and clad elevations. Slate
roof. Cavity walls.

Services

Unconfirmed mains gas, electric, drainage pumped from site
to mains sewer & water. Fibre broadband on site. Telephone
wiring on site.

Agents Note

Our particulars are designed to give a fair description of the
property, but if there is any point of special importance to
you we will be pleased to check the information for you.
None of the appliances or services have been tested,
should you require to have tests carried out, we will be
happy to arrange this for you. Nothing in these particulars is
intended to indicate that any carpets or curtains, furnishings
or fittings, electrical goods (whether wired in or not), gas
fires or light fittings, or any other fixtures not expressly
included, are part of the property offered for sale.



187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

Viewing: Date Time

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