



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 110, New Road

Brading, Sandown, Isle of Wight PO36 0AB



**£450,000**  
FREEHOLD



Perfectly situated for local amenities, this beautiful family home offers three bedrooms, three bathrooms, a stunning kitchen-diner and a further two reception rooms plus a sunroom. Outside benefits from a front and rear garden plus driveway parking.

- Stunning detached family home
- Three beautifully bright bedrooms plus an attic room
- Three reception rooms and a sunroom
- Glorious views over Brading Marshes and Culver downs
- Well-established front and rear garden
- Beautifully arranged and maintained
- Traditional, period features throughout
- Three bathrooms and separate cloakroom
- Semi open plan kitchen-diner and separate utility
- Convenient location for local amenities

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Believed to have been built in the 1930's this stunning family home offers a range of versatile accommodation including three reception rooms and a sunroom, three bedrooms and an attic room, three bathrooms with a separate ground floor cloakroom, and a separate utility room. Having been well maintained and upgraded over the last 11 years by the current owners, they have also made alterations to the property which include a recently installed en-suite bathroom for bedroom two, the loft has been converted into a practical attic room, and the kitchen has been opened up to create a semi open plan kitchen-diner. The rear garden has also been completely transformed and now offers well-designed terraced levels with ample seating areas, a vegetable patch, and outbuildings. At the back of the garden is a large driveway which has been block paved creating a smart finish. The front garden has been beautifully kept with mature shrubs and trees which frame the front of the house.

Located on the East side of the Isle of Wight, a short distance from the seaside towns of Ryde and Sandown, this property enjoys a prime position within the historic village of Brading. With its famous iron bullring in the centre of the village, Brading boasts a local store and a good range of pubs and eateries as well as a local primary school. The property is well-connected to the surrounding countryside and rural footpaths including a spectacular trail across Brading Down which passes Nunwell Hangar, a small copse filled with large Beech trees providing the perfect sanctuary for the Isle of Wight's red squirrel population and a whole host of wildlife. Brading enjoys direct transport links via bus and train services to the seaside town of Ryde which provides high-speed ferry connections to the mainland and boasts long sandy beaches as well as plenty of amenities within the high street. In the opposite direction just over a mile away, is the popular seaside town of Sandown which also has a bustling high street and boasts award-winning beaches with a range of water sports on offer.

The accommodation comprises an entrance hall leading to the living room and a gym, a ground floor cloakroom, a utility room which provides access to the sunroom, and the kitchen-diner. From the entrance hall is the staircase to the first-floor landing which leads to three bedrooms (two with an en-suite), a shower room, and a loft hatch leading to the attic room.

### **Welcome to Mercaston, 110 New Road**

A black ornate metal gate opens into the front garden and steps lead up to a concrete pathway which meanders around to the well-established front garden. Bustling with a variety of mature shrubs, trees, and plants within a border, this spectacular front garden provides a semi-circular lawn area. Boasting an ideal suntrap, this space also provides an elevated decking area to one side which enjoys a glimpse of Brading Marshes and Culver Downs in the background. The concrete pathway leads to a wooden side gate into a small courtyard and to a lean-to, and to semi-circular brick steps up to the front door.

### **Entrance Hall**

*extending to 15'09 (extending to 4.80m)*

An open porchway frames the front door which opens into this beautiful entrance hall. Boasting wooden floors through most of the ground floor, this space offers access to the living room, ground floor cloakroom, utility room, kitchen-diner, and the stairwell to the first-floor landing. The space exhibits a traditional dado rail with two-tone neutral, textured wallpaper on either side.

### **Cloakroom**

Previously used as a pantry for the old kitchen, this cloakroom was added by the current owners and comprises a dual flush w.c, a pedestal hand basin, a window to the side aspect, and recessed alcove storage. The space is finished with a neutral marble tile floor, neutral walls, and a partial tongue and groove panelled ceiling.



### **Living Room**

*15'04 max x 13'11 max (4.67m max x 4.24m max)*

Continuing the wooden flooring from the entrance hall, this spacious living room boasts a beautiful box bay window to the front aspect with views over the front garden and a glimpse of Culver Down beyond. A chimney breast housing a log burner with a beautiful white mantle over creates a lovely cosy atmosphere and there is access via French doors into the adjacent gym. A traditional picture rail can be found here with neutral taupe wall décor below.

### **Gym**

*10'11 x 8'00 (3.33m x 2.44m)*

This versatile space is currently used as a gym and provides double patio doors onto the decking to the front aspect and an obscure glazed window to the side. Neutrally carpeted, this space continues the wall décor from the entrance hall.

### **Kitchen - Diner**

Kitchen Area - 12'11 x 8'00

Dining Area - 15'09 max x 11'10

Presenting a spacious semi-open plan kitchen-diner which is separated by a mid-rise partition wall, this dining space offers wood effect travertine flooring and boasts a box bay window to the rear aspect enjoying lovely views of the rear garden. This space enjoys a cosy log burner and ample space for dining room furniture as well as offering easy access to the kitchen. The dining area features a picture rail which continues a neutral wall colour below with sage green accents in the box bay window and the chimney breast.

This stunning kitchen offers cream base and wall cabinets with a solid wood worktop integrating a large butler sink perfectly positioned for a view into the dining area. With ample storage space, the cabinets provide under-counter space for a dishwasher, a five-ring gas cooker with a warming plate plus a stainless steel cooker hood over, and end of counter space for a freestanding fridge freezer. The kitchen is finished with the same décor from the dining area, light stone effect floor tiles plus a natural stone effect tile splashback. French doors lead out onto the patio area in the rear garden.

### **Utility Room**

*8'11 max x 7'11 (2.72m max x 2.41m)*

Believed to have been the original kitchen, this spacious utility room provides ample storage from base and wall cabinets plus under counter space for up to three appliances – including plumbing for a washing machine. A worktop integrates a stainless-steel sink and drainer plus a neutral effect tile splashback above. The combi-boiler can also be found in this space. A partially glazed door to the side aspect leads out to a lean-to and to the sunroom. This room is finished with a grey wall colour and neutral marble floor tiles.

### **Sunroom**

*18'01 max x 11'04 max (5.51m max x 3.45m max)*

Boasting glorious sunshine and views of the rear garden this beautiful sunroom offers a spacious and versatile room which adjoins with a handy lean-to. Almost fully glazed to make the most of its fantastic position, this space provides bifold doors to the front aspect creating a seamless transition between inside and outside living. This space is finished with a blue wall décor, neutral floor tiles, and wall lights.

### **First Floor Landing**

From the entrance hall is a striped carpeted stairwell that leads up to the first-floor landing. A window to the side aspect invites natural light into the space which continues the décor from the entrance hall. This landing provides access to three bedrooms (two with en-suites) a shower room, and the attic room.



### **Bedroom One**

*14'01 max x 13'10 (4.29m max x 4.22m)*

Benefitting from a box bay window to the front aspect with stunning far-reaching views to Brading Marshes, Culver Down, and the sea at Bembridge and Yaverland, this spacious bedroom boasts ample built-in wardrobe space and an en-suite shower room. Continuing the carpet from the landing, this room is decorated with floral wallpaper and pale purple accent walls.

### **En-Suite Shower Room**

Two steps down from the bedroom lead into this en-suite shower room. Benefitting from a Velux window, this naturally light room offers a step-in shower with a glass screen, a dual flush w.c, a counter integrating a hand basin with storage under, and a double shaver socket. Decorated with neutral wall tiles with a highly decorative floral tile strip border and a rustic wood effect vinyl floor, this room is finished with a partial tongue and groove panelled ceiling.

### **Bedroom Two**

*12'05 max x 11'11 max (3.78m max x 3.63m max)*

Also benefitting from an en-suite, this double bedroom offers built-in wardrobe space, a window to the rear aspect, and a pedestal hand basin with a black tile splashback in one corner. The carpet continues from the landing and the room features a traditional picture rail with a neutral wall colour below. There are two steps down to the en-suite bathroom.

### **En-Suite Bathroom**

Recently added and transformed, this gorgeous en-suite bathroom comprises a bath, a large vanity hand basin with storage under and a wall-mounted mirror with lighting over, plus access to storage in the eaves. The space is finished with marble effect shower panels and a rustic wood effect floor laminate.

### **Bedroom Three**

*8'05 x 7'11 (2.57m x 2.41m)*

The smallest of the three bedrooms offers a window to the rear aspect with views over the garden and continues the carpet from the landing. A picture rail can be found in this room with taupe wallpaper under plus an additional loft hatch is also accessed from here.

### **Shower Room**

Benefitting from an obscure glazed window to the front aspect, this separate shower room boasts a large walk-in shower with a rainfall feature, a dual flush w.c, and a large vanity cabinet with plenty of storage and incorporating a hand basin. Neutral wall tiling can be found on one wall and above the hand basin including a large wall mounted mirror. The room is finished with a natural wood bamboo flooring and there is a chrome heated towel rail.

### **Attic Room**

*16'11 x 13'01 (5.16m x 3.99m)*

Currently used as an office, this carpeted space offers two Velux windows boasting spectacular views from Bembridge to Yaverland including Culver Down and Brading Marshes. The space is fully fitted with power and lighting plus it includes a bench with storage beneath. This attic room could potentially be used as additional accommodation, a playroom, or as storage. Access to the attic room is currently via a pull-down ladder and loft hatch.



### **Rear Garden**

Beautifully relandscaped by the current owners, this stunning terraced garden provides a variety of environments to sit and relax in whilst watching the wildlife, including red squirrels which visit the garden regularly. At the bottom of the garden is a beautifully tiled flagstone patio which provides a fantastic space for al fresco dining. The next terrace offers an area of decking, perfect for lounging in the sun which leads to a mini zen garden with slate pebbles, rockery, a water feature, and a pergola with a wisteria. Above this level is a section of grass with bordering flower beds and a vegetable patch with a mature fruit tree over. This section also provides a pathway leading up to the summer house and shed at the next level and beyond. Through the summer house and shed is a pathway leading to the driveway at the top of the garden. Each of the terraces are linked by block paved, slightly sloped deep steps which run down one side of the garden. This beautifully maintained and designed garden provides the perfect, tranquil space to sit, relax and enjoy the sunshine.

### **Summer House**

*9'11 x 8'00 (3.02m x 2.44m)*

This timber-built summer house offers the perfect position for a studio or creative space, playroom, or additional accommodation. French doors and a window to the front aspect provide views over the garden plus there is a window to the side. The summer house is fitted with electrics.

### **Shed/Workshop**

*19'06 x 7'08 (5.94m x 2.34m)*

This substantial shed offers plenty of space for storage as well as offering a workshop area with a few benches and shelving. Fully kitted out with lighting and power, this space provides the perfect space to store garden equipment and tools.

### **Parking**

At the top of the garden is a block paved driveway with parking for up to five vehicles. A timber and canvas structure provides shelter from the elements for two vehicles. Solar-powered lighting can also be found in this area.

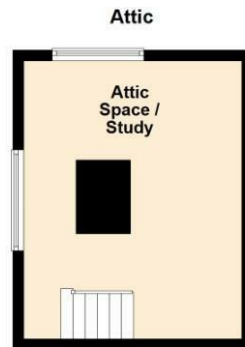
Mercaston, 110 New Road provides a fantastic opportunity to acquire a beautifully appointed three-bedroom family home with spacious accommodation plus delightful gardens, and ample driveway parking.

### **Additional Details**

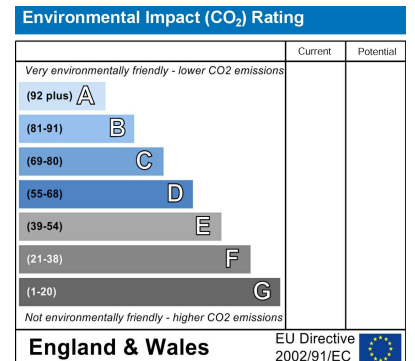
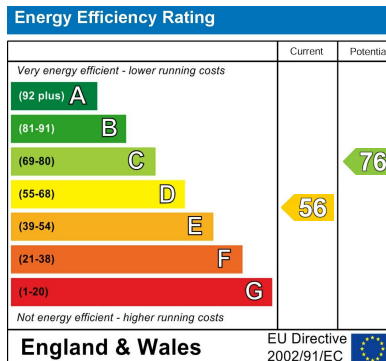
Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, electricity, gas



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate. Plan produced using PlanUp.



**Agent Notes:**

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