

SPENCE WILLARD



Westridge House, Bullen Road, Ryde, Isle of Wight

A stunning executive home on the outskirts of Ryde set in an acre of beautiful landscaped gardens and with new self-contained holiday Lodge

VIEWING:

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Westridge House was built around 100 years ago and has been subsequently extended and improved to provide an impressive and comfortable family home. The property is well maintained and has extensive, flexible accommodation that combines character and unique features including bespoke oak joinery together with an array modern comforts. There is a superb open plan kitchen and living room overlooking the rear gardens in addition to a snug and sitting room and an impressive snooker room in all creating a great entertaining space. The house is complemented by mature gardens that extend to about 1 acre and include numerous outdoor seating and dining areas, lawns, an ornamental water garden and a heated swimming pool. There is also a roof terrace from which views of the garden can be enjoyed. Constructed in 2020 'Willow Lodge' provides ancillary accommodation ideal for holiday guests who can make use of the pool and enjoy the southerly aspect. With three bedrooms, two bathrooms and a stunning contemporary vaulted open plan entertaining space, it offers a hugely appealing abode. Willow Lodge has been successfully holiday let for two years with a forecast income of in excess of £60,000 pa.

The property benefits from easy access to both nearby Ryde and Seaview. Ryde has a good range of shops, restaurants, a marina, an excellent sandy beach, Ryde School and frequent fast passenger ferry services to Portsmouth and Southsea (taking 12-15 minutes). The pretty coastal town of Seaview has a popular sailing club and a further beach ideal for a range of watersports. There is a golf course nearby at Westridge. There is also easy access to the Fishbourne to Portsmouth car ferry (about 3 miles away) and taking around 40 minutes.



ACCOMMODATION

ENTRANCE Arched opening to porch, Oak front door with stained-glass panel.

HALLWAY A wide staircase with an Oak banister.

CLOAKROOM W.C. and pedestal hand wash basin.

DRAWING ROOM An elegant, well proportioned room with a gas fire with marble surround. Decorative coving. A pair of French doors open to an oak gazebo with tiled roof, a recent addition with south facing views over the front garden.

SITTING ROOM A more informal reception area with 3 sets of arch glazed doors to the adjoining games room, drawing room and kitchen.

SNOOKER ROOM An extensive entertaining space currently housing a full size snooker table and with seating areas. The room has wooden paneling to the lower walls and a pair of French doors opening to the rear garden. There is potential to convert this space into a self-contained apartment.

STUDY/BEDROOM 5 Providing potential for a formal dining area or a 5th bedroom with study/potential for ensuite bathroom facilities, overlooking the front garden.

KITCHEN/DINING ROOM A superb kitchen with both seating and dining areas with windows across the rear elevation, overlooking the garden and with French doors leading to the terrace. The kitchen area comprises of a good range of Oak fronted base and wall cupboards with granite work surfaces over. An island unit housing a 4 ring Neff ceramic hob with extractor fan over. Neff microwave oven and double oven, integral fridge and freezer. In addition to the dining area there is also space for a sofa fronting a large fireplace housing a wood burning stove. Built in Oak dresser, matching the kitchen units.

REAR LOBBY Side door to driveway.

UTILITY ROOM Fitted with a range of Oak fronted built in base and wall cupboards with work surfaces over with an inset 11/2 bowl stainless steel sink unit. Neff 4 ring gas hob with extractor over. Space for washing machine and dryer. Wall mounted Vaillant gas fired boiler.

FIRST FLOOR

LANDING Access to roof space and French doors opening onto the:

ROOF TERRACE A good sized seating area with wonderful views onto the garden and surrounding farmland, steps leading down to the garden.







BEDROOM 1 A spacious double bedroom with a wide window overlooking the rear garden and countryside beyond, together with a pair of French doors leading to the roof terrace. Provision for wall mounted flat screen television, walk in dressing room with extensive hanging space and shelving.

BATHROOM ENSUITE Marble tiling to the floor, twin wash hand basins, WC, bidet, shower, large spa bath set in a tiled surround with a separate hand held shower. Airing cupboard housing water cylinder together with slatted shelving.

BEDROOM 2 A good sized double bedroom overlooking the rear garden together with a range of built in cupboards.

FAMILY BATHROOM Bath with shower over, W.C. and wash hand basin. Tiled throughout.

BEDROOM 3 A good sized double bedroom, overlooking the front garden and with built in cupboards.

SHOWER AND ENSUITE Large shower cubicle with wash hand basin with cupboards underneath, W.C.

BEDROOM 4 Built in cupboards and book shelving.

SHOWER ROOM ENSUITE Tiled shower cubicle, pedestal hand wash basin, WC and heated towel rail.

DOUBLE GARAGE

6.3m x 5.4m with an electrically operated up and over door, separate pedestrian doorway. Power and lighting.

OUTSIDE

Westridge House is set well back from the road and accessed through electric gates and a large block paved driveway. The front gardens offer a great deal of privacy and a southerly aspect, whilst an oak gazebo covers the patio and is enclosed on one side creating an idyllic south facing inside/outside room for relaxing or entertaining. The rear garden has a large deck terrace from the kitchen and snooker room approached via French doors. Steps lead down past a rockery and waterfall to a further large paved terrace adjacent to the ornamental pond with a water feature. The landscaped surround includes an array of impressive trees and shrubs. Beyond is a lawn garden with a heated swimming pool with paved surround. The garden backs onto wooded farmland making a wonderful backdrop to the property. There is a wooden garden shed/workshop and a pool house, housing the gas fired boiler and filtration equipment for the swimming pool.



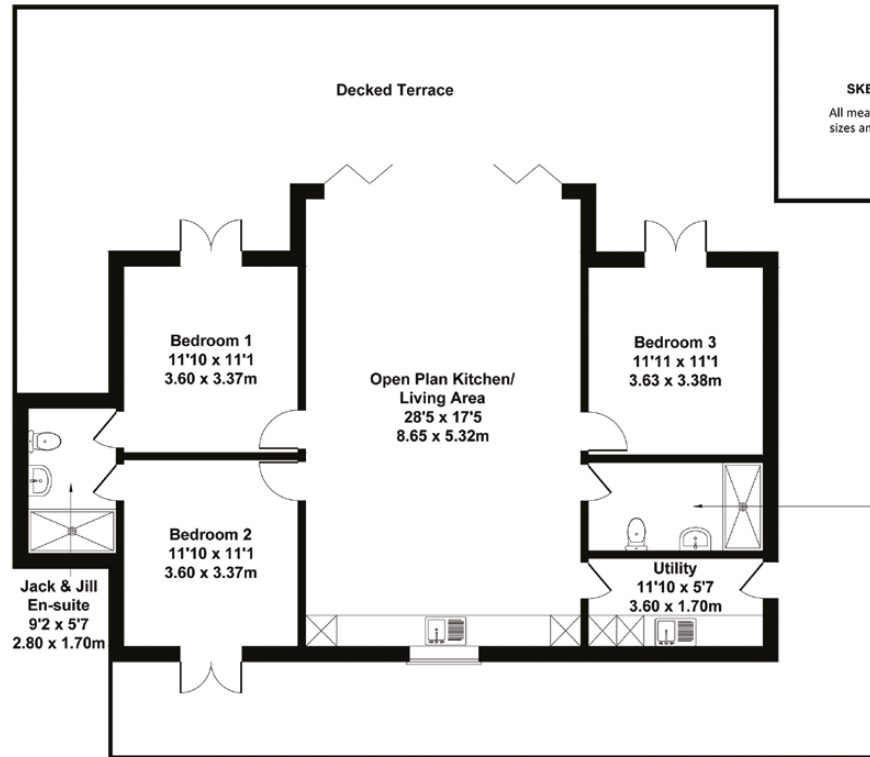
Willow Lodge

Approximate Gross Internal Area
1001 sq ft - 93 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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WILLOW LODGE (SELF-CONTAINED 3 BEDROOM LODGE)

Added in spring 2020 this contemporary open plan architect design lodge blends modern finishes with superb vaulted ceilings and garden and pool outlook. The Lodge is fully equipped with its high specification kitchen, luxurious bathrooms and stunning living space open to the detached terrace through bi-folding doors. This attractive space boasts an excellent ancillary accommodation or letting income.

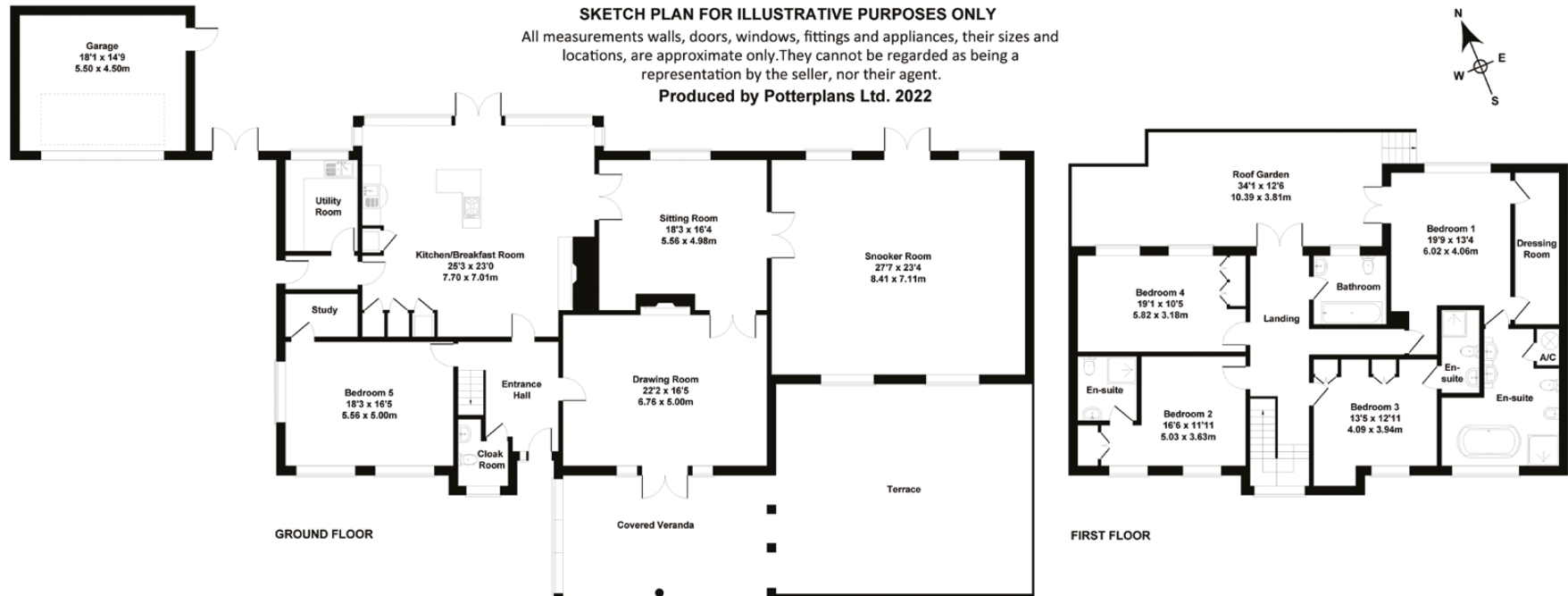
Westridge House

Approximate Gross Internal Area
House & Garage - 4144 sq ft - 385 sq m

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SERVICES

Mains water, electricity and gas with a new boiler in the house and for the pool. There is electric heating in the Lodge and private drainage.

COUNCIL TAX

Main house - G
Willow Lodge - A

DIRECTIONS

At Westridge crossroads turn left into Bullen Road and Westridge House will be found on the left approximately 0.1 mile. Gates can be opened by pushing a button on the left hand side.

EPC

Rating C

TENURE

The property is offered freehold.

POSTCODE

PO33 1AU

VIEWINGS

Strictly by prior arrangement with the sole selling agents Spence Willard.

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