

SPENCE WILLARD



38 High Park Road, Ryde, Isle of Wight, PO33 1BT

A fine period home with impressive presentation and décor, well-proportioned open plan spaces making this a desirable family home.

VIEWING
BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Set back from the road within private mature gardens, 38 High Park Road was constructed in 1870 and now offers a stunning range of well-proportioned beautifully decorated and styled accommodation. With stunning open plan kitchen, dining and living area, with all new ensembles, heating system, lighting and electrics, each room benefits from well-curated interior textiles and floor coverings making it a particularly stylish space with plenty of built in wardrobes, a well equipped utility room a substantial study and four large double bedrooms and three bathrooms, two of which being ensuite on the first floor. Landscaped and well tended gardens wrap around the property with paved areas providing outdoor entertaining and dining spaces with a south westerly aspect. To the front there is fish pond in the centre and plenty of off-road parking on a driveway in front of the garage.

Conveniently situated on the outskirts of Ryde, the house is a short walk inland from the beaches and coastline of the north east shores of the island. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store in Seaview and organic produce shop and café in the centre of Bembridge. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed along the beach either towards Appley beach or to Seaview and beyond to Priory Bay.

Accommodation
Ground Floor

Entrance
Beautiful Stucco front elevation incorporates a storm porch with arched top, bell lantern and original stained glass fanlight over a timber front door.

Hallway

With luxury vinyl Antico tile flooring in herringbone formation. There are original deep period skirting boards, dado and picture rails, ornate cornicing and ceiling rose. Plenty of light comes in through the stained glass.

Sitting Room

A room of superb proportions with carpeted floor and log burning stove on a stone hearth and mantle.

Open Plan Dining and Living Area

A light filled space with plenty of room for a large dining table as well as sofa and A/V point for wall-mounted television. There is a gas fire and the space is semi-open plan to the kitchen.

Kitchen

A newly installed kitchen in putty grey boasting a full range of undercounter and wall-mounted storage units with oak worktops incorporating a four ring Neff induction hob, 1.5 bowl Franke stainless steel sink with mixer tap and instant Quooker hot filter tap over. Integrated Neff dishwasher and mid-level slide and hide oven, microwave and grill, fridge and freezer.

Study

A large light space overlooking the front aspect with plenty of cupboards within the study itself and under the stairs. There are stairs up to a store/loft space housing wall-mounted gas fired boiler.

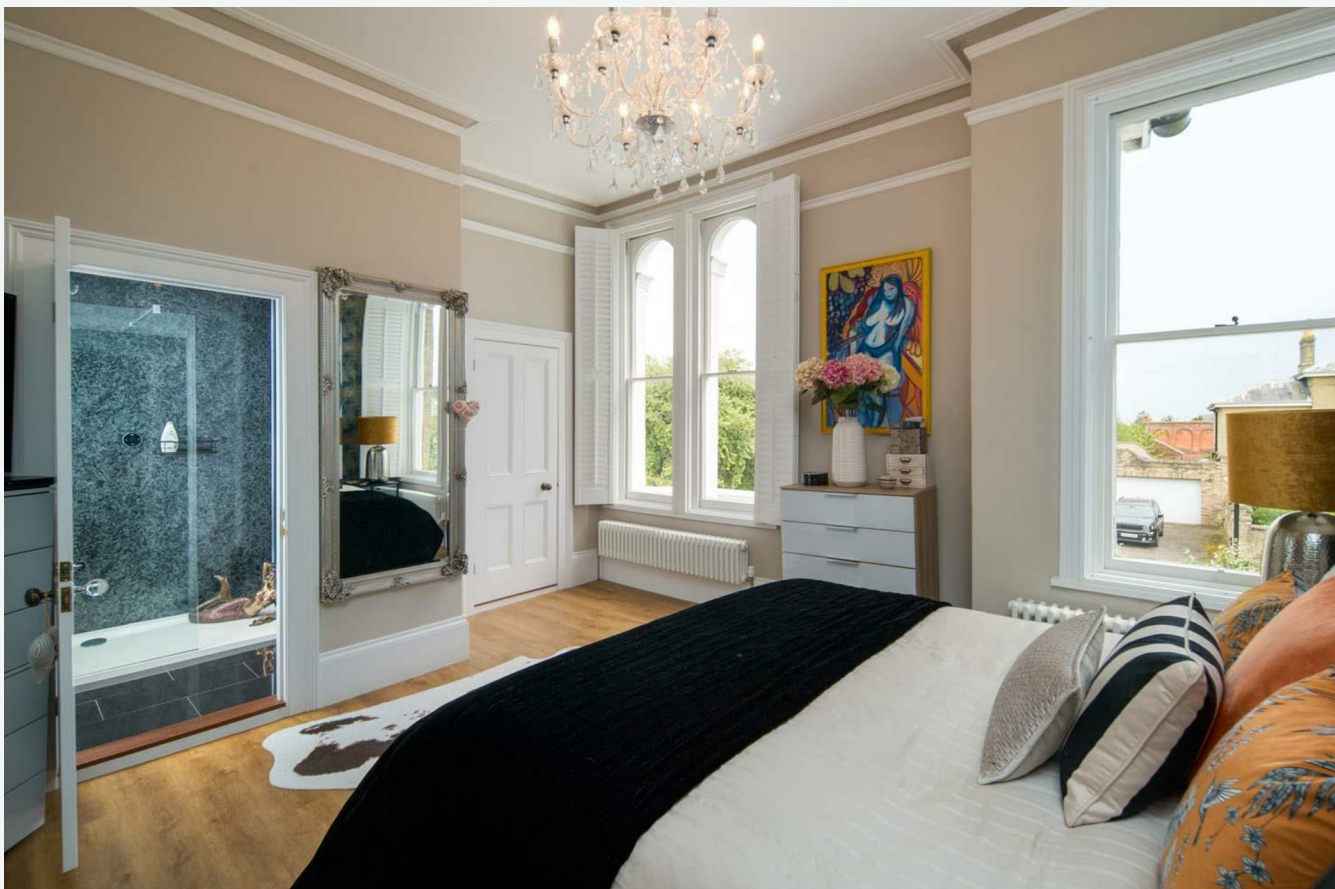
Utility Room

With a further range of storage cupboards and worktop over. Space and plumbing for a washing machine and tumble dryer with composite sink and mixer tap over. Plenty of cupboard storage and W.C.

First Floor

A wide staircase with carpeted stair runner and oak hand carved banister rises to a galleried landing filled with natural light through an intricate stained glass large sash window on the landing with southerly aspect. The first floor comprises four impressive double bedrooms with bright garden outlooks, two of which have newly installed ensuite shower rooms and built in wardrobes and plantation shutter blinds. There is a large family bathroom with walk in shower with crittal style glazing and Mira electronic controls as well as a freestanding ball and claw slipper bath, tongue and groove to mid height and vanity unit wash basin, dual fuel heated towel rail and W.C.





Outside

The gardens are immaculately presented and the property is set back from the road behind a mature bay hedge and lawn with circular pond. A block paved driveway offers parking for several cars set behind wrought iron gates and there is an attached garage with two barn doors, concrete floors, lighting and power laid on. Side access follows a black stone block paving to the rear where there are a range of beautiful borders set behind courten steel edging giving an attractive walled garden feel, with a large paved seating area in the corner ideal for outdoor dining and entertaining. There is also a large garden shed.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the first floor storage room and delivered via radiators. There is currently super fast 'Wightfibre' internet installed at the property.

Tenure

The Property is offered Freehold

Council Tax

Band F

EPC

Rating D

Postcode

PO33 1BT

Viewings

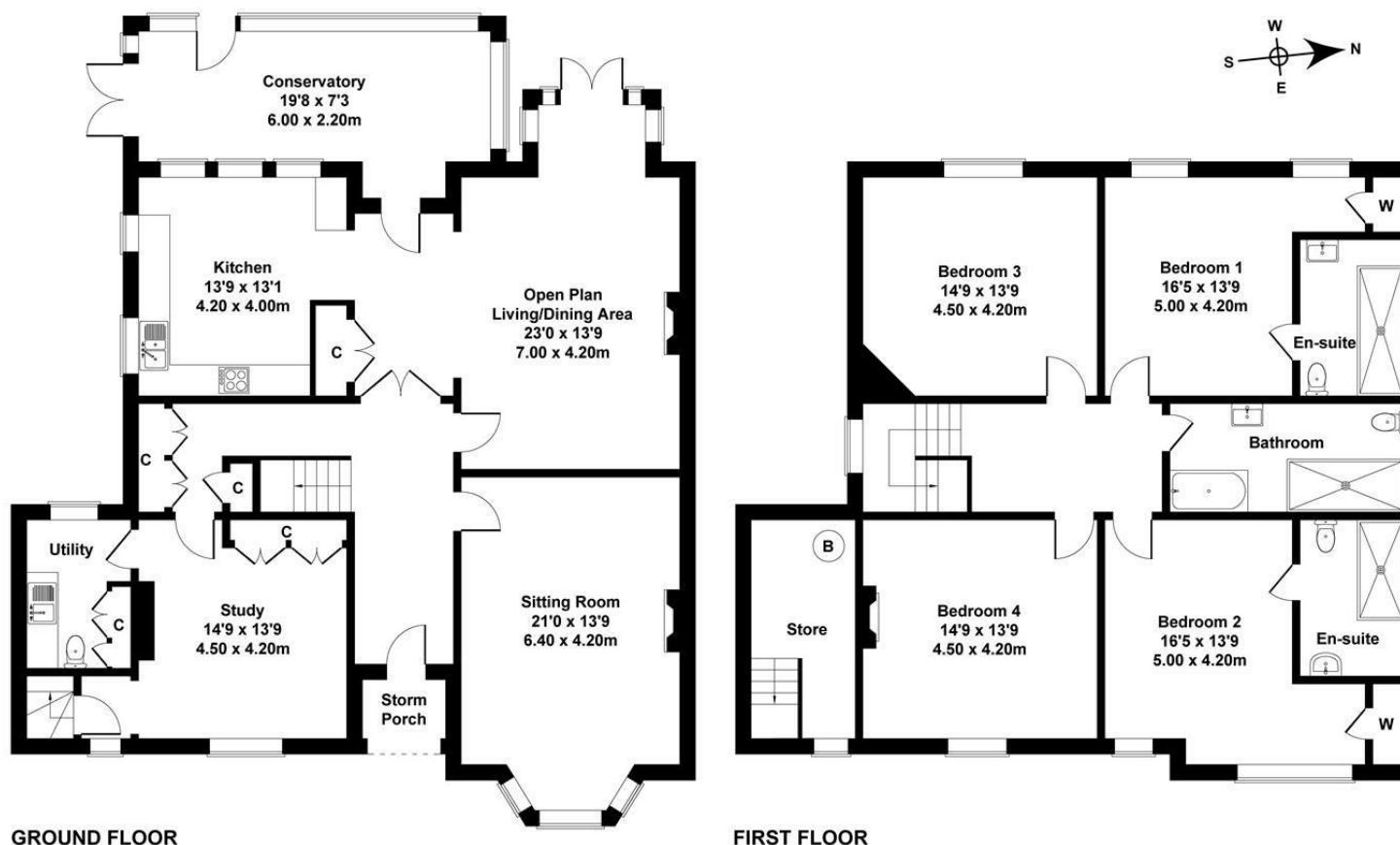
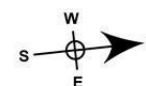
Strictly by prior arrangement with the sole selling agents Spence Willard.





38 High Park Road

Approximate Gross Internal Area
2874 sq ft - 267 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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