

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

31, Ash Road

Newport, PO30 2AQ



Situated in a highly convenient location, this charming, detached cottage features immaculate interiors, three double bedrooms, a delightful rear garden, and off-road parking.

- Charming, detached cottage
- Three double bedrooms
- Naturally light and neutral interiors
- Convenient location for amenities
- Short walk to the town centre and schools
- Dating back to early 1800's
- Immaculately presented throughout
- Modern living with period cottage features
- Off-road parking for one vehicle
- Beautiful, sunny rear garden

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Beautifully maintained, updated, and lovingly cared for over the last 23 years of ownership, this charming cottage boasts fresh neutral interiors and is immaculately presented, ready for new owners. Comprising a porch that leads into the dining room or entrance lobby, this space connects to the living room, stairwell, and the kitchen-breakfast room. The kitchen-breakfast room flows through to the rear lobby and the bathroom, located on the ground floor. The rear lobby opens into a large conservatory to the rear, which enjoys the morning sunshine and views over the garden. Enjoying an east to west facing position, the garden bathes in sunshine through most of the day and offers places for al fresco dining as well as a section of lawn to one side.

The property is just a short five-minute walk from Newport High Street, which provides an array of shops and supermarkets, cafes, bars and restaurants, and a cinema, plus it is a short distance from a relaxing, flat walk to the picturesque Island Harbour along the peaceful Medina Estuary which is a haven for plenty of local wildlife and plants, including wading birds. Some of the island's top attractions are located in Newport, including the multi-award-winning Monkey Haven, English Heritage's Carisbrooke Castle, and the popular Robin Hill Country Park. With the Isle of Wight College located on the outskirts of Newport, there is also a good choice of schools close by at the primary and secondary levels. Frequent bus routes serve nearby Furrongs, and island bus services connect in Newport town centre, linking to other major towns of the Island, including intermediate villages. Being centrally located means you're never far from the wonderful things that the island has to offer.

Welcome to 31 Ash Road

The attractive double fronted cottage boasts a block paved driveway to the front of the property with a charming open porch leading to the front door.

Dining Room

Benefitting from a window to the front aspect, this wonderful room is spacious and naturally light, plus it provides access into the home. Currently utilised as a dining room, the space provides versatility to be utilised in any way.

Living Room

Accessed through an opening from the dining room, this cosy living space boasts a glazed box window to the front aspect which floods the space with natural light, plus there is a gas fire which creates a wonderful atmosphere, particularly during the winter months.

Kitchen - Breakfast Room

Fitted with a beautiful, modern kitchen offering plenty of storage as well as integrated appliances, this wonderful room benefits from a window to the side aspect as well as space for a breakfast table. The integrated appliances include a washing machine, slimline dishwasher, and a double oven, plus electric hobs are located within a characterful chimney breast. The gas combination boiler can be found tucked in a cupboard in one corner of the room. From here there is a handy understairs cupboard, plus there is access to the rear hall, ground floor bathroom, and conservatory.

Rear Hall

This handy space offers space to store coats and shoes as well as space for a freestanding fridge freezer.

Bathroom

Beautifully finished with a modern suite and neutral wall tiling with a decorative surround, this bathroom is equipped with a shower over bath, a WC, and a pedestal hand basin, plus there is a large chrome heated towel rail to keep the room cosy. Benefitting from dual aspect windows to the rear and side, the space is naturally light and offers an extractor fan.

Conservatory

This fantastic addition to the property is situated to the rear with views of the garden and benefits from an easterly position providing the perfect position for a morning brew or a spot of breakfast.



First Floor Landing

The carpeted stairwell leads up from the dining room and leads to the first-floor accommodation. There is a window to the side aspect.

Bedroom One

Enjoying afternoon sunshine from the window to the front aspect, this lovely double bedroom benefits from built in wardrobes and plenty of space for bedroom furniture.

Bedroom Two

With built in wardrobes either side of the chimney breast that features a characterful cast iron fireplace, this double bedroom benefits from a window to the side aspect, plus a large airing cupboard, ideal for storage.

Bedroom Three

Also fitted with wardrobes, this double bedroom enjoys a window to the front aspect and access to eaves storage.

Garden

Fully enclosed and benefitting from an east to west facing position this wonderful garden benefits from a paved patio to one side of the conservatory with ample space for dining furniture. A few steps up from here is an additional, elevated patio space which enjoys sunshine all day making it the perfect spot to sit and relax in or enjoy al fresco dining. The rest of the garden is laid to lawn with shrub borders and there is a large shed to the rear of the garden. With access on both sides of the property, the garden space also offers an outdoor tap and external power socket.

Parking

A block paved driveway to the front of the property offers off-road parking for a vehicle. There is potential to extend the driveway, if desired. Alternatively, there is on-road permit parking available on the road.

31 Ash Road presents a fantastic opportunity to acquire a period cottage set within a highly convenient location, with three double bedrooms, a lovely garden, and driveway parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

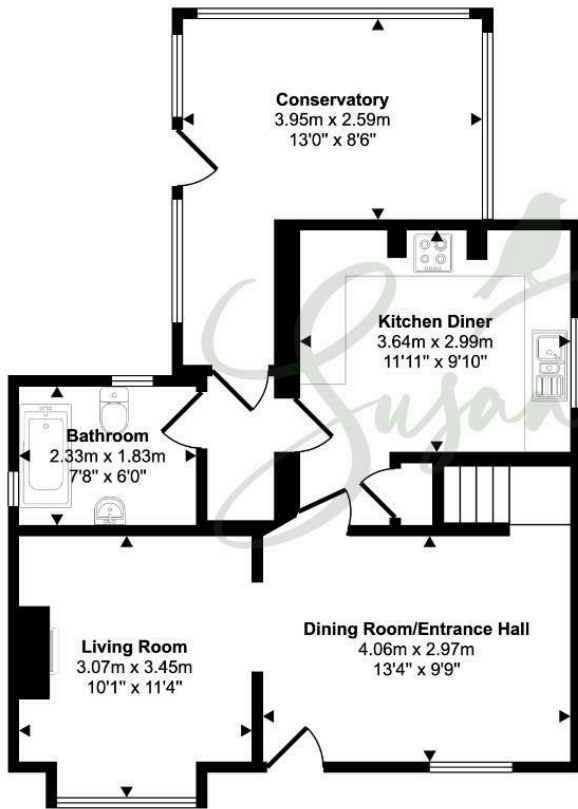
Tenure: Freehold |

Council Tax Band: C (approx. £2,193.13 pa – Isle of Wight Council 2025/2026) |

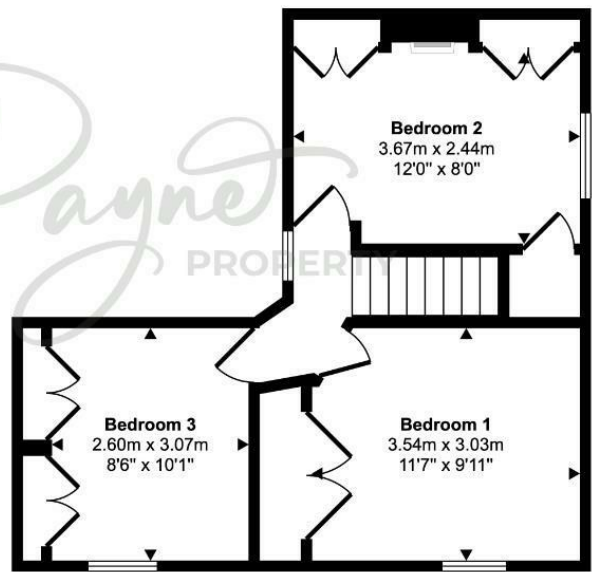
Services: Mains water, drainage, gas, and electricity



Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft



First Floor
Approx 38 sq m / 406 sq ft

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 Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

Agent Notes:

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