



# 11, Winton Street

Ryde, Isle of Wight PO33 2BX



This characterful detached Victorian Villa combines original features with a contemporary open-plan layout and offers versatile, spacious accommodation and a charming walled garden, with a new lawn laid.

- Three-bedroom detached period property
- Open plan lounge/diner and kitchen/breakfast room
- Family bathroom and separate cloakroom
- South-facing rear garden with a studio/office
- Close to Island and mainland travel links
- Spacious accommodation throughout
- Well maintained and arranged with a flowing layout
- Characterful original features and stylish interiors
- Popular Monkton Village amenities on the doorstep
- Short walk to beach, town centre, and schools

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

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Originally constructed in 1895, 11 Winton Street has been updated by the current owners, opening up the layout of the ground floor to create a wonderfully flowing floorplan, perfect for family life and great for entertaining. The kitchen/breakfast room opens onto the garden to connect inside and outside spaces, and the addition of the garden studio/office adds further versatility. This lovely home is presented in a chic, colourful style throughout which complements the period character of the building.

Offering a wonderful coastal lifestyle, 11 Winton Street is just a short stroll away from the local Monkton Village and the fabulous seafront which boasts golden sandy beaches and has several great places for entertainment, including ten pin bowling and traditional seaside amusements along the Esplanade. Ryde town centre is also conveniently located within a short walking distance providing convenience stores and a range of boutique shops, a superb choice of eateries and a local cinema. The property is also conveniently positioned with easy access to the foot passenger ferry and Hovercraft links to the mainland, and the Fishbourne car ferry terminal is only 3.4 miles away. Regular transport connections across the Island are within easy reach with the Southern Vectis bus network and the Island Line train line service, which also links with the high-speed catamaran service to Portsmouth.

Accommodation comprises a useful porch, entrance hall, spacious lounge which is open plan to a dining room, kitchen and breakfast room, family bathroom and cloakroom on the ground floor, with three double bedrooms on the first floor.

### **Welcome to 11 Winton Street**

From popular Winton Street, a characterful wall has twin gates and leads through a courtyard garden and up to the smart, yellow brick façade of Number 11. A hardwood front door is resplendent in heritage red, complete with an etched fanlight, and providing access into the integral porch.

### **Porch**

Welcoming and light, the porch area is presented in a rich pink hue and comes complete with practical coir matting and a pendant light. The porch has plenty of space to hang coats, and a part glazed panel door leads into the hallway.

### **Hallway**

Full of character, with stripped pine detailing, pink walls and period striped carpet, the hallway has doors to the lounge/diner, kitchen/breakfast room and a staircase to the first floor. The stripped pine continues with a charming balustrade and panelling to the understairs, providing a cupboard and a door to the cloakroom.

### **Lounge/Diner**

*23'11 x 12'6 max (7.29m x 3.81m max)*

Spacious and light with double aspect glazing and generous proportions, the open plan lounge/diner is a fabulous, versatile space finished in an uplifting décor scheme. The dining area benefits from a central chandelier, wall lights, a radiator and a south facing window looking over the rear garden. Glorious stripped pine floorboards continue through a broad open archway to the lounge area. The lounge has a large bay window, complete with patterned glass to the lower panels for privacy, a central chandelier, wall lighting and a radiator. This enchanting room is arranged around a chimney breast with an ornate cast fireplace, complete with a gas fire providing the benefit of real flames, set on a flagstone hearth. Each alcove also benefits from built in storage.





### **Kitchen/Breakfast Room**

*19'9 x 8'10 (6.02m x 2.69m)*

Another wonderfully open space, filled with natural light from large sliding doors and a window overlooking the garden, plus twin ceiling lights. The recently updated kitchen is a blend of base and wall cabinets, presented in a continental style with soft pink and lavender hues and opulent glass handles, complemented by fabulous hexagonal patterned tile splashbacks, stone effect laminate worktop and dark oak flooring. Brick tiling adds further character, and integrated appliances include an oven, grill and gas range with a matching hood over, an inset composite sink with a swan neck mixer tap over, and there is space for a washing machine, dishwasher and a fridge freezer. The kitchen units, worktop and splashback flow into the breakfast space through a wide archway. The breakfast area has plenty of room for a large table and also has a brick tiled wall to mirror the kitchen, a door to the family bathroom and a tall cupboard which is home to the Worcester combi boiler.

### **Family Bathroom**

The good-size bathroom is a fabulous mix of rich blue wall tiles, white décor, fitted mirrors and a neutral tiled floor. The white suite comprises a full-size bath with a heritage style shower mixer tap, matching WC, separate built-in shower and a vanity basin with storage under and a fitted mirror cabinet with shaver light/socket over. There is also a window to the side aspect with patterned glass for privacy, a slimline light and a radiator.

### **Cloakroom**

Neatly tucked under the stairs, the cloakroom has a central light, small window to the side aspect, white walls and a tiled floor. There is a modern corner basin with a mixer tap and a dual-flush low-level WC.

### **First Floor Landing**

The striped carpet and wooden balustrade lead up the characterful turning staircase to the first-floor landing. A large window provides plenty of natural light, plus there is a pendant light and a hatch which provides access to the insulated loft. Doors lead to all three bedrooms.

### **Bedroom One**

*16'6 x 11'10 max (5.03m x 3.61m max)*

The primary bedroom has grand proportions, with a large bay window providing a side view over eastern Ryde. There is a chimney breast which is home to a white fire surround and a decorative cast fire, and the bedroom is finished in a chic blue scheme, with a feature wall and complemented by beautiful painted floorboards, plus there is a radiator.

### **Bedroom Two**

*11'10 x 10'10 (3.61m x 3.30m)*

Another generous room, with stunning wood panelling presented in a sophisticated mauve shade, which works well with the soft blue walls and painted floorboards. The second bedroom also has a central light, a radiator, and a south facing window looking over the rear garden and beyond.

### **Bedroom Three**

*9'11 x 8'11 (3.02m x 2.72m)*

Bedroom three is well-proportioned, with a large window giving a southerly view to the rear aspect. There is a central pendant light, a radiator, and this bedroom is finished with blue walls over a neutral carpet.



### **Outside**

To the front, a courtyard features mature shrubs which enhance privacy. A path to the side aspect connects to the rear garden via a secure gate. To the rear, the low-maintenance garden has shingle terraces which connect to the house and provide magnificent sunny spots for alfresco dining and outdoor entertaining. There is a built-in barbecue and multiple seating areas, ensuring that there is always a spot to enjoy both sun and shade. Beyond the terraces there is a lawn which benefits from the dappled shade of a neighbouring tree. The rear garden is enclosed with a mix of brick walls and high-quality fencing, complete with mature borders comprising of well-established shrubs and colourful roses. The recently painted exterior walls of the house add to the Mediterranean feel of the garden.

### **Garden Office**

Easily accessed from the terraces, the garden studio/office is a fantastic additional space. Fully insulated and dry-lined, and with a recently upgraded roof, the space is very versatile, with UPVC windows and a door looking over the garden, a low-level light, soft blue colour scheme, vinyl flooring and plenty of power sockets.

11 Winton Street presents a unique opportunity to purchase a well-presented detached home set in a fabulously convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

Services: Mains water, gas, electricity and drainage



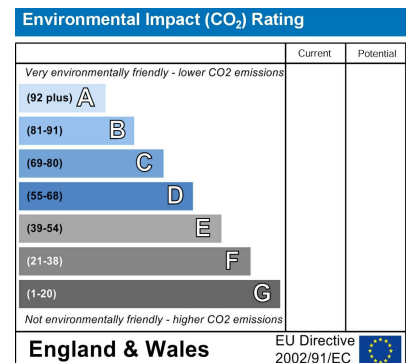
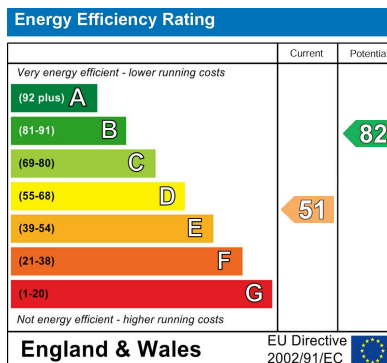
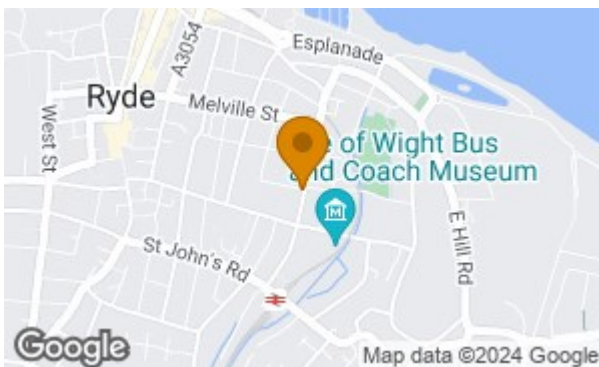
GROUND FLOOR



1ST FLOOR



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