



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# 5, Buckland Grange

Spencer Road, Ryde, Isle of Wight PO33 3AH

**£295,000**  
LEASEHOLD



A spacious and light first-floor apartment in a historic period building with fabulous sea views, overflowing with grand period charm and character, and located just off of desirable Spencer Road in Ryde.

- Fantastic first-floor apartment with sea views
- Generous accommodation and a flowing layout
- Private parking, carport and a cellar space
- Short walk to town, beaches, golf club and schools
- Gas central heating and secondary double glazing
- Two bedrooms and two bathrooms, plus a tower room
- Beautiful period building with an abundance of character
- Unrivalled location on an extremely sought after road
- Moments from fast mainland ferry links
- Offered for sale chain free and ready to move into

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

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Set within the impressive Buckland Grange, which has a rich history and links all the way back to the 13th Century, this magnificent apartment offers a wonderful opportunity to own a characterful seaside home with commanding views over the bustling Solent. Offered to the market for the first time in over 30 years, the apartment has been well-maintained and retains an abundance of period features throughout. The opulent scale of the building is reflected in the spacious accommodation, which comprises a grand entrance, hall and staircase, two large bedrooms plus a tower room, two bathrooms, a generously proportioned sitting room with a balcony overlooking the sea, communal gardens and parking, a carport and a cellar space.

Situated in a convenient position in this peaceful and enviable suburb of Ryde, tranquil coastal walks along the expansive golden beaches and to historical places of interest are located right on the doorstep of the property, including the 'Ladies Walk' footpath that leads to the enchanting Quarr Abbey. Ryde's Union Street and High Street are conveniently located just a short walk away and supply plenty of local amenities including a selection of boutique shops, convenience stores, and a superb choice of eateries. Good local schools, such as the independent Ryde School, are nearby, and the location is also perfect for easy access to high-speed foot passenger ferry and hovercraft services from the Esplanade which connect to Portsmouth.

### **Welcome to 5 Buckland Grange**

Set back from Spencer Road, a private driveway leads to the splendid stone façade of Buckland Grange, which now comprises four characterful apartments. To one side, a magnificent arched doorway leads into a communal hallway, which serves just two apartments and benefits from a stunning decorative vaulted ceiling. A door leads into a welcoming entrance hall.

#### **Entrance Hall**

*extending to 15'1" (extending to 4.61m)*

The glorious entrance hall is spacious and light, with the grand, turning staircase ascending to the first floor. Period features are prominent, including decorative mouldings, arch detailing and a dado rail, and the hall is finished with stylish neutral walls over a high-quality patterned carpet. A hardwood balustrade leads up to a half-landing, with a tall, arched window filling the space with light and providing a lovely green outlook. The stairs continue to the landing.

#### **Landing**

*extending to 17'5" (extending to 5.33m)*

The period features and décor continue to the gallery landing, which has further decorative detailing. Doors lead to the sitting room, kitchen, bedroom one, to the stairs to the tower room, and to bedroom two and to the bathroom. There are also two full-height cupboards which provide useful storage, and a hatch to the small loft.

#### **Sitting Room**

*20'0" x 15'1" (6.12m x 4.60m)*

A grand room, with double aspect glazing providing a view to the east over the enchanting rooftops of this historic area, and to the rear aspect with beautiful arched doors leading on to a balcony with fabulous sea views. The room is arranged around a fireplace, set into a chimney breast and with a gas fire (currently disconnected) in a decorative hardwood surround with heritage style tiles and hearth. The large scale of the room creates plenty of room for a dining table and chairs alongside lounge furniture, and the sitting room is finished in a soft green shade, over a green carpet. A door connects to the kitchen.

#### **Kitchen**

*12'7" x 6'7" (3.86m x 2.01m)*

The kitchen has a deep-set window to one end, with a wonderful sea view. Base cabinets provide plenty of storage, and are complemented with wood-laminate worktops, white tiled splashbacks, white walls and a vinyl floor. A breakfast bar to one side adds a social element to the kitchen, which also benefits from an integrated electric hob, plus there is space for a fridge-freezer, and built-in shelving to a recess provides further storage.



### **Bedroom One**

*17'5" x 12'11" (5.33m x 3.96m)*

The large primary bedroom is presented in a neutral scheme and carpet, and has a pair of windows which provide a wonderful coastal outlook. A chimney breast adds interest and double doors lead into the ensuite.

### **Ensuite**

*7'10" x 7'6" (2.41m x 2.31m)*

Presented in a mix of tiles, patterned wallpaper and rich dark-wood detailing, the ensuite is spacious and light, with a window with lovely sea views. The ensuite features a full-size bath and a separate shower which is set into an arched recess, a vanity basin with storage under and a matching mirrored cabinet over, and a low-level WC.

### **Bedroom Two**

*15'2" x 12'9" (4.64m x 3.89m)*

Another very generously proportioned room, with twin aspect glazing to the side and front aspects. Neutral décor and a semi vaulted ceiling combine with an aqua-marine carpet and a large, built in cupboard/wardrobe to create a stylish and versatile room.

### **Bathroom**

*11'9" x 7'4" (3.60m x 2.26m)*

The bathroom is well-proportioned, with a large window providing plenty of natural light which is enhanced with the fresh white décor. The white suite comprises a full-size enamel bath, pedestal basin and matching WC, and there is a shelf and mirror built into a deep recess. The bathroom also has space and plumbing for a washing machine and also features a built-in cupboard and drawers, providing further storage. The bathroom is finished with a smart blue carpet.

### **The Tower**

*11'1" max x 7'10" (3.38m max x 2.39m)*

A winding staircase leads up from the landing to 'the tower room', which is currently in use as a fabulous art room/study. A built-in worktop covers the water tank, and the tower has a tall, narrow window providing far-reaching views over rooftops.

### **Outside**

From the front of the property, a cellar space can be accessed by a concrete staircase. Each of the four apartments has a designated space within the cellar. There is a row of four attached carports finished in a rustic wood cladding, with a shared area for a washing line and bin storage behind. There is space for parking to the front and side of the property, surrounded by mature communal gardens, which retain a feeling of quiet and calm due to the exceptional quality of this home's location.

5 Buckland Grange represents a rare opportunity to purchase a spacious apartment, overflowing with period character and set in a fantastic location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Leasehold

Lease Term: 999 Years from 25 December 1972

Maintenance Charge: £1000.00 per annum (£250.00 paid quarterly)

Council Tax Band: C

Services: Mains water, gas, electricity and drainage

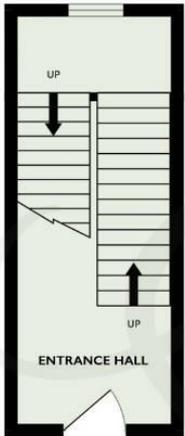
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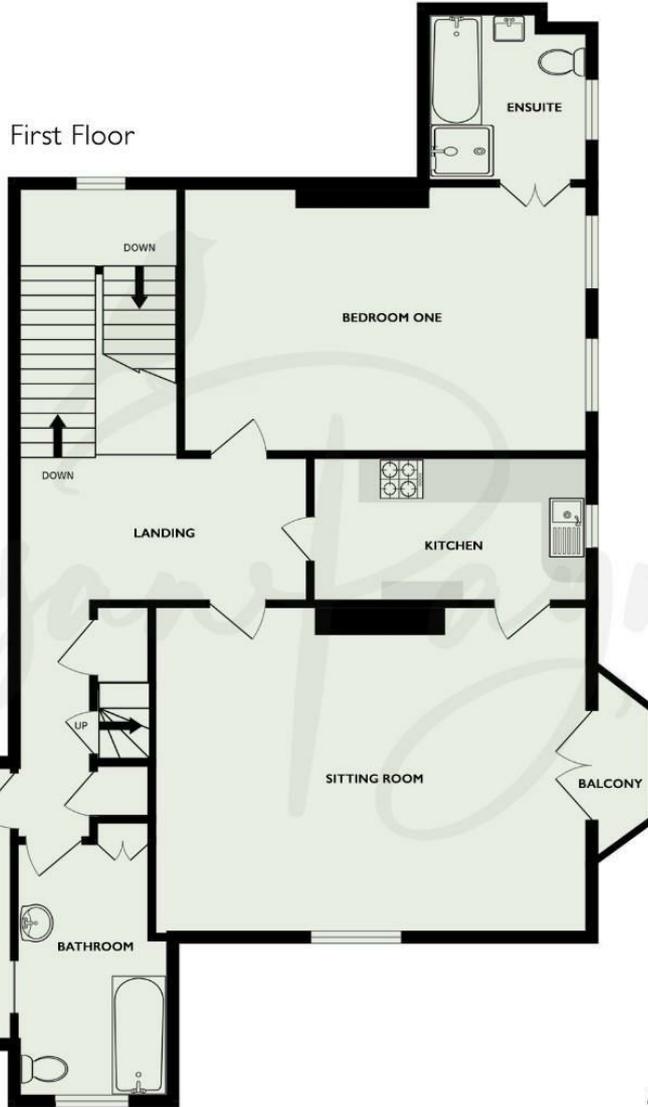
interest in the sale of this property. The property is being sold for a relative of the shareholders of Susan Payne Property Ltd.



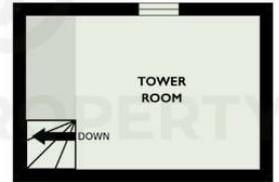
Ground Floor



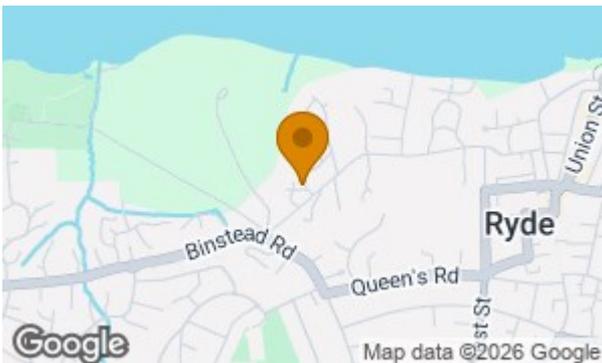
First Floor



Second Floor



Floorplan for illustrative purposes only and not to scale



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		64	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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