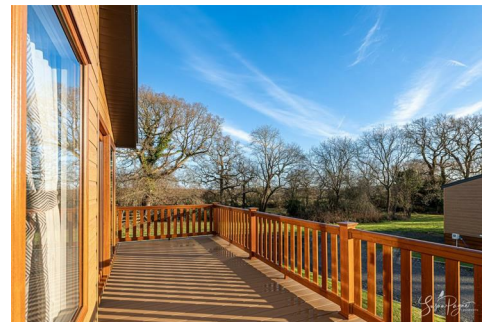


# 21 Carters Paddock

Roebeck Country Park, Ashley, Isle of Wight PO33 4BP

**£99,500**  
LEASEHOLD



Nestled in the peaceful parkland of Roebeck Country Park, Lodge 21 is set in Carters Paddock which offers a brand new collection of deluxe holiday lodges within an exclusive gated setting.

- Brand new 'Boston' lodge - on-site and ready to use
- Set within an exclusive, gated paddock
- Generous, wrap-around terrace and garden area
- Private parking and no through traffic
- 365 days occupancy as a second/holiday home
- Available at £99,500 for a limited time
- Fantastic holiday letting income opportunity
- Rural park setting with ancient woodland and fishing lakes
- Integrated appliances and fully furnished
- Close to local amenities, beaches and mainland ferries

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

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Offering a luxurious lifestyle within a secure, private setting, Carters Paddock is a brand new development of 27 high-specification holiday lodges within the idyllic Roebeck Country Park on the outskirts of Ryde. Providing ample space between each plot, the lodges come complete with private parking, a small private garden area, and a spacious sun terrace providing a wonderful spot to relax and soak up the peaceful setting and beautiful views. Internally, the lodges are bathed in natural light thanks to the abundance of well-placed windows and offer exceptional attention to detail with sumptuous, contemporary finishes including high-quality furnishings, and modern-day luxuries such as en-suite shower rooms, stylish kitchens with integrated appliances, and spacious open plan living areas which open to the decked terrace.

Surrounded by stunning rural views of the Ashey Valley, Roebeck Country Park is a family-owned park which is well-maintained to ensure a thriving natural environment for residents and local wildlife to enjoy. Offering plenty of opportunity to relax and unwind, the pet-friendly landscaped grounds offer a serene ancient woodland area to wander through and two private fishing lakes exclusively for residents to enjoy. The park is well-connected to numerous countryside walks and is just a short drive to a whole host of amenities in the seaside town of Ryde offering boutique shopping, a range of eateries, supermarkets, spacious stretches of sandy beaches and those all-important mainland ferry links to the mainland.

Offering a luxurious lifestyle choice, this exclusive paddock development provides an unrivalled opportunity to purchase a luxurious holiday home with the potential of a fantastic income when you are not frequenting it yourself.

#### **Welcome to Carters Paddock, Roebeck Country Park**

Upon entering the park, Carters Paddock is located immediately on the left-hand side and accessed via a private gate which opens into this exclusive paddock setting enclosed by boundary fencing.

#### **The Boston £99,950**

Available for a limited time, Discover the epitome of lodge living with The Boston. Designed to offer both functionality and elegance, this lodge is tailored for those seeking the best of both worlds. Stylish Design: The mature yet trendy color scheme of blush pink and graphite, accentuated by khaki, grey, and dark oak, creates a warm and inviting ambiance. With its large open-plan living space, The Boston allows you to add your personal touch, whether it's cosy blankets, vibrant green plants, or minimalist decor. Cleverly designed with extra storage and a spacious layout, this lodge ensures there's plenty of room for everyone, including your four-legged friends.

#### **Holiday Lodge Key Features**

**Kitchen:** Equipped with a gas oven/grill, hob, glass splashback, and integrated appliances such as a fridge freezer, microwave, and extractor.

**Lounge:** Features two-seater sofas and a media unit for ultimate relaxation.

**Dining:** Offers a comfortable dining area with table and chairs.

**Master Bedroom:** Luxuriate in a king-size bed, walk-in wardrobe, and ensuite shower room.

**Twin Bedroom:** Perfect for guests or family members with two single beds and a walk-in wardrobe.

**Family Shower Room:** With an option to upgrade to Bath. Convenient for all your needs.

**Outdoor Living:** Enjoy the outdoors with patio doors leading to your wrap-around balcony.





### **Additional Highlights**

- Residential Specification: Built to BS 3632 (2015) standards for your peace of mind.
- Energy Efficient: Featuring PVCu double-glazed windows.
- Pet-Friendly: Your furry companions are welcome.
- Fully Furnished: Ready for you to move in and start enjoying your new holiday home.
- Open Plan Living: Ideal for modern living and entertaining.
- Private Parking and Garden is included with your lodge
- Stunning views of Ashey Valley
- Secluded and tranquil location with two private fishing lakes and ancient woodland
- Additional upgrade packages including hot tub
- Reap the benefits of a holiday letting business

\*\*\*There are further luxury, brand new lodges available in different styles offering two or three bedrooms. Please call Susan Payne Property on 01983 566244 for more details.\*\*\*

### **Additional Details**

Tenure: Leasehold

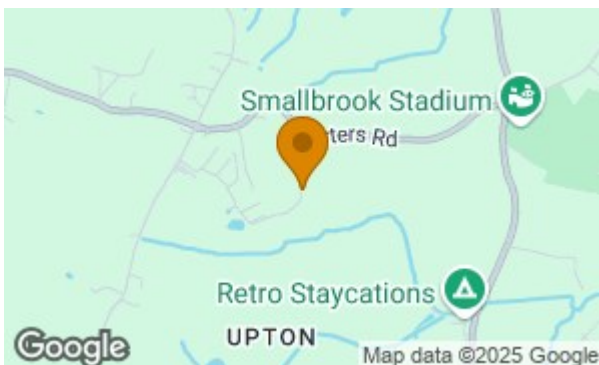
Lease Term: 50 years

Site Fees: £4250 per annum (paid quarterly) which include maintenance, ground rent and sewage treatment. Please note that from April 1st 2025 that the site fee for Carters Paddock will have 20% VAT added, which will make the annual charge £5,100.00 in total.

Pets Allowed: Yes

Council Tax Band: N/A

Services: Calor gas central heating, electricity, mains water and private drainage.



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 <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

Agent Notes:  
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.  
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