

Fernside

18 Mitchells Road, Ryde, Isle of Wight PO33 3JA

£399,000
FREEHOLD



Conveniently situated in a quiet residential area, this stunning home combines Victorian character and charm with beautiful open-plan contemporary interiors, and benefits from a large rear garden with rural views.

- Spacious, detached three-bedroom family home
- Fabulous kitchen/diner with bifold doors to the terrace
- Flowing, open-plan layout with a light, bright ambience
- Block-paved driveway parking to the front of the property
- Network of rural footpaths on the doorstep
- Extensive, south-facing garden with glorious rural views
- Extremely well-maintained and beautifully presented
- Gas central heating, double glazing, wood burner and solar
- Large terraces, substantial summerhouse and a wood store
- Conveniently located for local amenities and schools

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Tucked away in a desirable residential setting, this beautifully extended detached period home offers a refined and generously arranged interior, thoughtfully designed for modern living. The property has been well-maintained throughout, and is presented in an elegant, neutral style throughout which combine with high quality finishes to create a wonderful home, ready to move into. Another notable addition are solar panels, which provide the maximum benefit for a residential property and have been subtly installed on the south facing roof of the kitchen/diner and of the house. At the heart of the home is a superb open-plan living area, cleverly zoned to provide a comfortable living room, a snug, complete with a charming log burner, and a recently upgraded contemporary kitchen/dining space, enhanced by sleek bi-folding doors that seamlessly connect to the garden. The ground floor also features a dedicated study, a convenient cloakroom/utility, and excellent storage throughout. Upstairs, there are three spacious double bedrooms and a luxuriously appointed family bath and shower room. Fernside benefits from a spectacular, extensive south facing garden with a fabulous summer house, mature trees and well-established planting, terraces, a shed, a wood store and lovely far reaching countryside views from a further terrace at the end of the plot.

Situated within the peaceful, semi-rural area of Haylands in Ryde, a good range of amenities are located just a short drive from the property which include boutique shops, supermarkets and a superb choice of eateries. A recreation ground with a children's play area is located on the doorstep and there are good local schools within the area at primary and secondary level. Ryde seafront is also nearby which provides access to high-speed foot-passenger ferry services to the mainland and boasts long stretches of sandy beaches. Fernside is well positioned for travel links with the Fishbourne to Portsmouth car ferry service located just a 12-minute drive away and regular transport connections across the Island are also within easy reach, with the Southern Vectis bus station and Island Line train line service situated on Ryde Esplanade.

Welcome to Fernside

Approaching from popular Mitchell's road, a block paved driveway provides parking to the front, and extends as a pedestrian path to either side of the property. To one side, a door opens into the attached log store, and to the other side, there is a gate to the rear garden, and a smart blue front door which leads into the welcoming entrance hall.

Entrance Hall

This generous L-shaped entrance hall creates a welcoming first impression with luxurious grey Karndean flooring, an inset coir mat, fresh white décor, and a pair of windows to the front aspect which fill the space with light. Doors lead to the living room and study, with stairs rising to the first floor. An archway leads to a further hall, which is a useful space with a large built-in double storage cupboard and a door to the cloakroom/utility and a door into the snug.

Study

A flexible room, ideal as a home office or hobby room, or even as a single bedroom, with bright neutral décor and a window to the side aspect.

Cloakroom/Utility

Combining utility with convenience, this room features a full-height utility cupboard, which has space and plumbing for a washing machine, fitted shelving, and is also home to the combi boiler. The white décor and Karndean flooring continue, and there is a compact white vanity basin with a mixer tap, a matching low-level WC and a window to the side aspect with patterned glass for privacy.

Open Plan Living/Snug/Kitchen/Diner

The heart of the home - a spectacular, flowing space designed for modern living and entertaining, extending from front to back and across the rear elevation of the house.

Living Room

A beautifully light room, with a window to the front aspect and a new plush grey carpet. A broad archway connects to the snug.

Snug

The snug is a cosy space featuring a characterful wood-burning stove set on a stone hearth. The neutral décor and Karndean flooring flow through from the hallway, and the snug also benefits from garden views through the kitchen/diner.

Kitchen/Diner

Set beneath a characterful vaulted ceiling, the kitchen/diner has elegant white walls and the Karndean flooring continues. At the dining end, glorious bifold doors lead to the garden, and this bright area offers ample room for a large dining table. A breakfast bar subtly defines the kitchen and creates a further seating area. The recently upgraded kitchen comprises a fabulous mix of base and wall cabinets, in a shaker style, and presented in a combination of pale grey and chic blue, complemented with gorgeous Minerva Ice Blue worktops in white with blue flecks. A 1.5 bowl sink and drainer is inset into the worktop and features a contemporary mixer tap, and is set beneath a window overlooking the rear garden. High-quality integrated appliances include a fridge, freezer and dishwasher, and there is a gas/electric Rangemaster cooker with an extractor over.

First-Floor Landing

Stairs rise to a carpeted landing with loft access and doors to all bedrooms and to the bathroom.

Bedroom One

A bright, spacious double room with a window to the front aspect, a large built-in cupboard with a mirror door, and finished with white walls and a soft pink carpet.

Bedroom Two

A well-proportioned room, with a large south-facing window framing a lovely view over the rear garden and onto the rural landscape beyond. The second bedroom is presented in a combination of stylish blue and white walls over an attractive blue carpet.

Bedroom Three

Another spacious double bedroom, finished in a neutral scheme with a plush grey carpet and with a window to the front aspect.

Family Bathroom

Stylish and generously sized, with white painted panelling, large format plum coloured tiles, a wood finish floor, and a south facing window to the rear aspect which provides fantastic views and fills the room with light. A white suite comprises a contemporary freestanding oval bath, a modern pedestal basin and a matching low-level WC, and there is also a luxuriously proportioned walk-in shower. The bathroom also benefits from a heated chrome towel rail.

Garden

A standout feature, the expansive garden is wonderfully well established and an amazing entertaining and relaxing space. A large paved terrace spans the rear of the property, creating a perfect outside dining area, with a door leading into the attached wood store. A step up leads to a further terrace, which surrounds the substantial summerhouse, which could also be used as an office or gym space, and comes with power, and an abundance of glazing giving lovely garden views. An expansive lawn is surrounded with well established borders and planting, and leads to a tree-covered area, currently home to a play house and potting shed. Through the trees, the garden opens out to a hidden raised patio, surrounded by wildflower meadow planting, and open to the rear, with spectacular views over the surrounding countryside.

Fernside offers an enviable opportunity to purchase a substantial family home, beautifully presented and ready to move into, with the added benefit of a large garden and set in an extremely convenient location in popular Haylands.

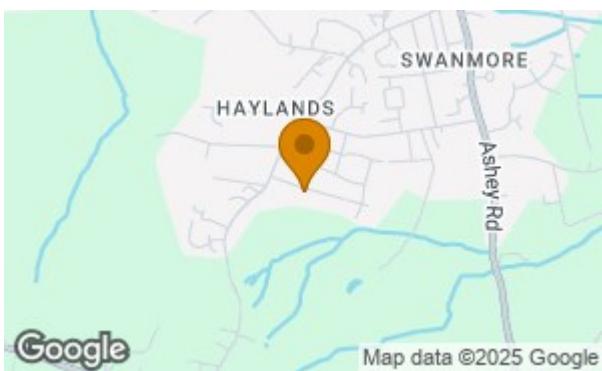
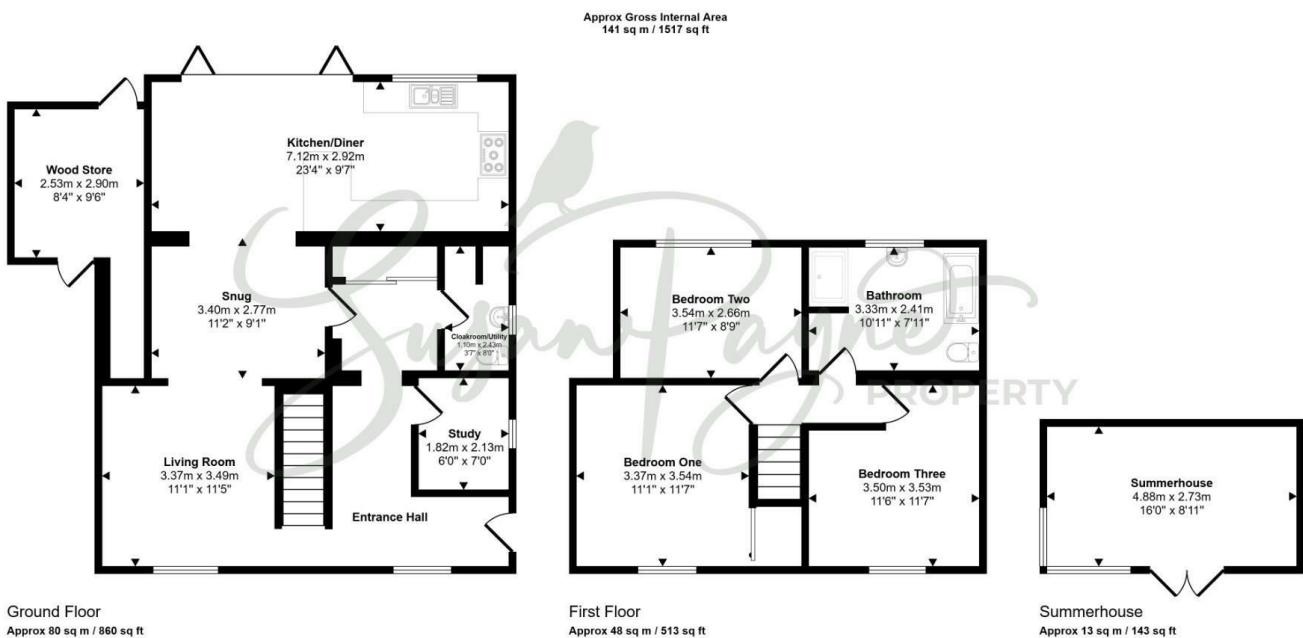
Additional Details



Tenure: Freehold

Council Tax Band: C

Services: Mains water, gas, electricity and drainage, plus owned solar panels.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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