



Guide Price £575,000  
ASHEY VIEW ASHEY ROAD, RYDE, PO33 4BB



## WELL PROPORTIONED DETACHED ACCOMMODATION WITH LARGE GARDENS!

This superbly spacious and light DETACHED HOME is situated in the sought after area of Ashey on the outskirts of Ryde, surrounded by rolling countryside and farmland. The property provides very well balanced and versatile accommodation including a large dining room with inter-connecting double doors to the superbly proportioned sitting room which leads to the conservatory and over-looks the gardens. There is a well appointed kitchen, good sized utility room and ground floor cloakroom/wc. Additionally there are 4 DOUBLE BEDROOMS (2 on the ground floor) and 3 bath/shower rooms. Set within lovely large private grounds (approaching one third of an acre), there are expansive well maintained LAWNED GARDENS to the side and rear with further bonuses being the sweeping DRIVEWAY offering parking for numerous vehicles/boats, plus a detached GARAGE/WORKSHOP. Ideally positioned, the property is an easy drive from the main towns of Ryde and Newport, as well as mainland transport links. Offered as CHAIN FREE, this is an excellent opportunity for those loving the outdoor lifestyle and seeking a well located home with a semi-rural feel.

### ACCOMMODATION:

Two paved steps lead to the attractive front entrance of Ashey View, opening into:

### ENTRANCE HALL:

A welcoming carpeted entrance hall with 2 x double glazed windows to front. Doors to all downstairs rooms and stairs leading to the first floor. Ceiling and wall lights. Radiator.

### DINING ROOM:

A very well proportioned carpeted room with large double glazed window over-looking rear garden and providing ample natural light, as well as a further window to side aspect. Radiator. Large inter-connecting doors to:

### SITTING ROOM:

A wonderful spacious and bright carpeted sitting room with double glazed window to side and double glazed doors to Conservatory. Decorative electric fireplace. Radiator.

### CONSERVATORY:

A bright conservatory with vinyl flooring and French doors leading to rear garden. Spotlights. Wall light. Electric radiator.

### KITCHEN:

A well appointed kitchen comprising range of cream cabinetry providing ample storage, complimented by a wood effect worktop, inset black 1.5 bowl sink unit and stylish tiled splashbacks. Integrated appliances include Range cooker incorporating oven, hob and extractor fan; fridges x 2 plus additional space for dishwasher. Durable vinyl flooring. The space is finished with contemporary spotlights, enhancing the ambience. Dual aspect double glazed windows to front and side - both fitted with roller blinds. Door to:

### UTILITY ROOM:

An impressively spacious utility room, finished with durable vinyl flooring and fitted with an integrated freezer, alongside designated space for washing machine and tumble dryer. White cabinetry provides useful storage, complimented by black marble effect worktops and a stainless steel sink. Electric radiator. Loft hatch. Dual aspect double glazed windows to front and side - fitted with roller blinds. A PVC door provides access to the front, with a further door leading to the rear. Further door to:

### DOWNSTAIRS WC:

Modern suite comprising w.c and corner vanity wash basin. Recessed down lighters. Housing for gas boiler. Obscured double glazed window.

### BEDROOM 3:

A spacious carpeted dual aspect double bedroom with double glazed windows x 2 to side and front - with fitted blinds. Fitted wooden wardrobes with sliding mirrored panel door. Radiator.

### BEDROOM 4:

A smaller double bedroom with carpeted flooring. Double glazed window to front (with roller blind). Radiator.

### FIRST FLOOR LANDING:

A large, bright carpeted landing with double glazed window to front (including roller blind). Loft access. Doors to:

### MASTER BEDROOM:

An exceptionally spacious principal bedroom, laid with fitted carpet and enjoying an abundance of natural light via Velux window to the rear, alongside double glazed windows to both the front and side, each fitted with blinds. Extensive fitted wardrobes provide excellent storage, complimented by a generous built in desk with cupboards and drawers, incorporating a sink. Wall light. Radiator. Door to:

### EN SUITE BATHROOM:

A fully tiled bathroom fitted with a modern suite comprising a bath with shower hose attachment, a vanity wash hand basin and w.c. An obscured double glazed window to the side aspect, complete with a roller blind. The room is further enhanced by a heated towel rail and contemporary recessed downlighters.

### BEDROOM 2:

Another spacious carpeted bedroom with double glazed window side aspect fitted roller blind. Large built-in cupboards/under eaves storage. Radiator.

### SHOWER ROOM:

A fully tiled shower room comprising a contemporary suite of corner shower cubicle with sliding doors, wash hand basin and w.c. Additional features include a mirrored cabinet above the sink, a heated towel rail, and modern spotlights, completing this well presented space. Obscured double glazed window with a fitted roller blind.

### GARDENS:

Impressive front and rear gardens extending to approximately 1/3 of an acre. Accessed via the conservatory or utility room, the rear garden opens onto a generous patio area, ideal for entertaining and al fresco dining, alongside a further decked seating space. The remainder is predominantly laid to lawn, with the far end enjoying delightful views of the nearby steam railway. The gardens are fully enclosed, offering a high degree of privacy - and benefit from multiple access points, including two gates to the front and additional gated access to the side. A mature tree provides an attractive focal point, enhancing the overall setting. To the side of the property there are further extensive lawns.

### PARKING:

Driveway parking for multiple vehicles.

### GARAGE & WORKSHOP:

A detached garage featuring an up and over door, light and window to side. Part-glazed door to separate 'unit' equipped with kitchen units and worktops, offering additional versatility for storage or workspace use. Sliding patio doors to rear garden.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Council Tax Band: E \* Energy Performance Certificate: E

Conservation Area: No \* Listed Building: No

Flood Risk: Very low \* Sellers Situation: Chain Free

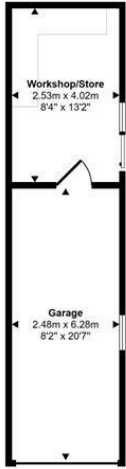
Heating: Oil Fired Heating

Drainage: Septic Tank

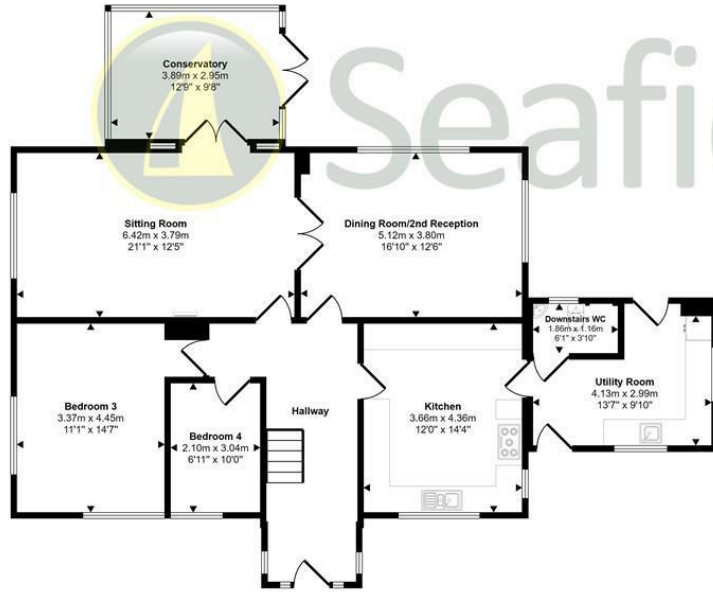
### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

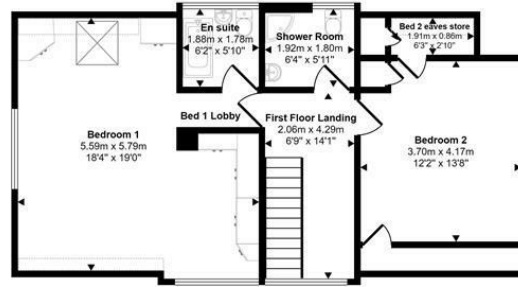
Approx Gross Internal Area  
222 sq m / 2393 sq ft



Outbuilding  
Approx 26 sq m / 281 sq ft

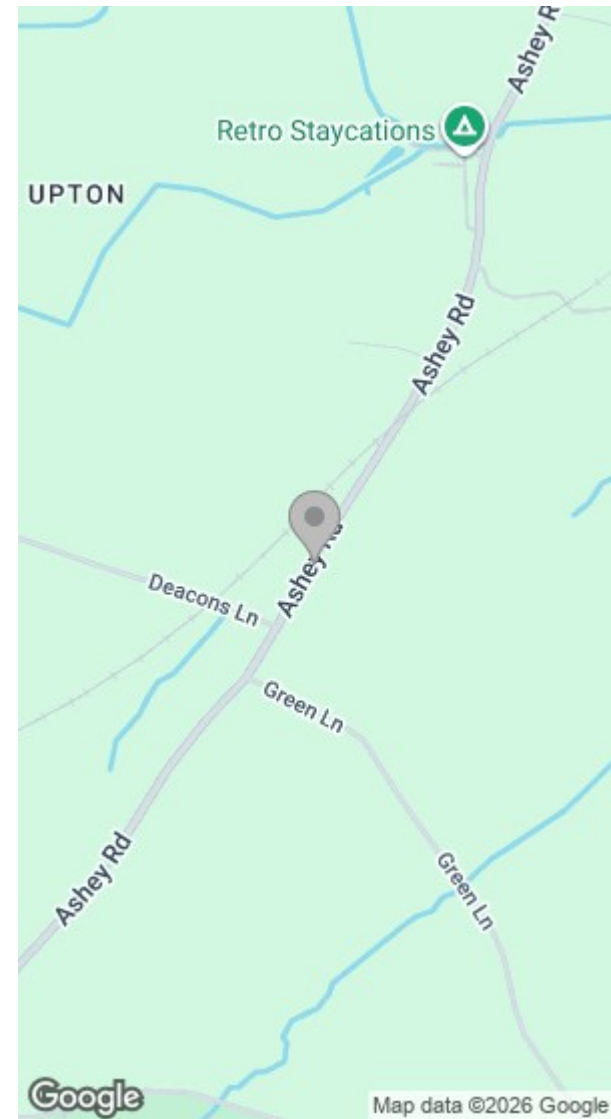


Ground Floor  
Approx 128 sq m / 1376 sq ft



First Floor  
Approx 68 sq m / 735 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>43</b>

