



Price £499,950  
20 MONKTON STREET, RYDE, ISLE OF WIGHT, PO33 2BZ



## STUNNING PERIOD HOME OFFERING SUCH HIGH SPECIFICATION!

A great opportunity to acquire this exceptional **DETACHED GRADE II LISTED** residence, extensively renovated to an exacting standard and with **HIGH QUALITY** materials throughout, creating a refined and luxurious feel. The property offers **3 DOUBLE BEDROOMS** on the first floor, including one with en suite facilities, along with a contemporary family shower room. To the ground floor, there is the flexibility of **3 reception rooms** (one which could easily double as a fourth bedroom). The **HEART OF THE HOME** is a fabulous contemporary kitchen which flows seamlessly into an impressive **ORANGERY**, opening onto the beautifully established **REAR GARDEN**, richly planted with a diverse array of mature shrubs and trees. Additional benefits include a convenient downstairs w.c., gas central heating, plus a deep driveway offering **OFF-STREET PARKING**. The property is set within an enviable location just moments from beautiful beaches, a host of town amenities, local schools, plus the sea front with its mainland passenger ferry links. Offered **CHAIN FREE**, this outstanding home must be viewed to fully appreciate all that is on offer inside and out.

### ACCOMMODATION:

An attractive cast iron gate provides a sense of privacy and charm and leads to the front door of No. 20.

### ENTRANCE HALL:

A welcoming entrance hall, finished with contemporary tiled flooring (which flows throughout the ground floor) and a staircase (with attractive balustrade and carpet runner) rising to first floor, with cupboard below housing the electric meter. Ceiling lights x 2 with decorative ceiling roses. Radiator with elegant wooden cover. Doors to:

### RECEPTION ROOM 1:

A well proportioned room featuring a seamless continuation of tiled flooring, creating a cohesive flow throughout the ground floor. Window to front with horizontal blind/shutters. Fitted shelving. Decorative ceiling rose/light. Radiators x 2 with attractive wooden covers. Two steps down to:

### RECEPTION ROOM 2:

A further versatile reception (sitting or dining room) with continuation of the smart tiled flooring. Attractive wood burning stove set within marble surround, complimented by ornate coving that adds a sense of period charm. 2 x alcoves with fitted shelving. Twin radiators with wooden covers. Ceiling roses/lights x 2. Doors to secluded patio area creating an effortless connection between indoor and outdoor living. Opening archway to:

### KITCHEN & ORANGERY

A fully tiled very smart contemporary kitchen fitted with comprehensive range of integrated appliances: Rangemaster cooker with hob and extractor; fridge; freezer; washing machine; dishwasher. Sleek cream cabinetry is complimented by elegant granite worktops. 1.5 bowl sink unit. Central island with additional storage and generous preparation space, finished with three pendant lights above. Recessed downlighters plus wall lighting. Window to side with fitted blind. The kitchen flows seamlessly into a striking wood framed orangery, beautifully illuminated by an abundance of glazing and fitted blinds. Double doors open directly onto the rear garden.

### DOWNSTAIRS WC:

A fully tiled downstairs w.c stylishly appointed with a modern vanity wash hand basin, complimented by a heated towel rail. automatic lighting, a fitted mirror and a useful display shelf, creating a sleek and contemporary finish.

### RECEPTION 3/BED 4:

A generously sized and versatile room, ideal as study/music room/gym or fourth bedroom. Front aspect window with horizontal blinds and wooden shutters, allowing for both light and privacy. Decorative ceiling rose/light. Radiator with wooden cover.

### FIRST FLOOR LANDING:

A split level first floor landing, finished with fitted carpeting and elegant period coving. Window to front. Useful storage cupboard. Wall and ceiling lighting. Doors to:

### BEDROOM 1:

A further well proportioned bedroom, finished with fitted carpeting and a striking rear aspect bay with sash windows and wooden shutters, overlooking the rear garden. The room is enhanced by elegant period coving and benefits from a high level of specification, including an air conditioning. 2 x ceiling lights, 2 x ceiling fans, 2 x wall lights and twin radiators with decorative covers.

### BEDROOM 2:

A well proportioned double bedroom, finished with wood effect laminate flooring and a sash window to the front aspect, complete with horizontal blinds and traditional wooden shutters. The room benefits from two built in wardrobes providing excellent storage, ceiling light with ceiling rose and a radiator with an attractive cover.

### EN SUITE SHOWER ROOM:

A fully tiled contemporary suite, comprising a stylish walk in shower enclosure, wash hand basin with chrome mixer tap and mirrored storage unit above, together with a sleek floating w.c. Heated towel rail. Extractor fan. Spotlights.

### BEDROOM 3:

A third well proportioned double bedroom, finished with laminate flooring and featuring a sash window to the front aspect with fitted blind and traditional wooden shutters. Loft hatch access. Ceiling light. Radiator with wooden cover.

### SHOWER ROOM:

A contemporary fully tiled suite, comprising a stylish shower enclosure, twin floating wash hand basins with integrated storage beneath and w.c. The space benefits from side and rear aspect windows with fitted blinds, providing natural light while maintaining privacy. Further features include a heated towel rail, an additional radiator with a decorative wooden cover, and automatic recessed spotlighting, completing this sleek and modern finish.

### GARDEN:

A beautifully maintained and well established rear garden, thoughtfully designed to offer both relaxation and entertaining spaces. A paved patio provides the perfect setting for al fresco dining, complimented by attractive outdoor lighting that enhances the space into the evening. Features include a tranquil fish pond, a timber shed, an iron gateway and a useful store area. The garden is richly planted with a diverse and mature selection of specimen planting and trees, including melianthus majors, hebes, mahonias, pittosporums, pear trees, banana trees, dicksonia, giant pentas, an acer, palm trees, bay trees and many further varieties, creating a lush and highly individual outdoor retreat.

### DRIVEWAY:

A deep driveway provides private parking for 1 vehicle.

### OTHER PROPERTY FACTS:

Conservation Area: Yes

Listed Building: Yes

Council Tax Band: E

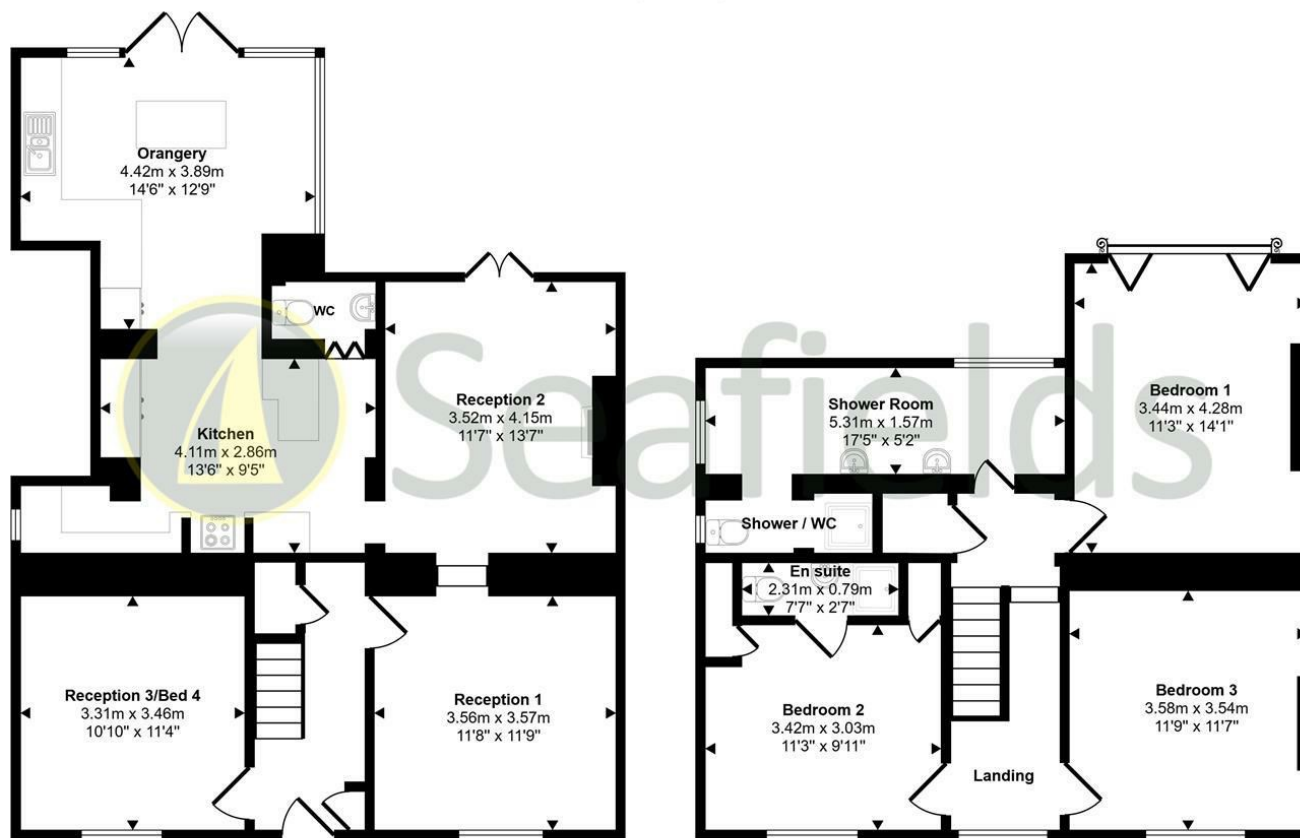
EPC Exempt due to Grade II Listed status

Owner's situation: Chain Free

### 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  
150 sq m / 1611 sq ft



Ground Floor  
Approx 83 sq m / 893 sq ft

First Floor  
Approx 67 sq m / 718 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.

