



Guide Price £375,000
WINDSOR HOUSE, BINSTED ROAD, RYDE, PO33 3NB



AMPLE SPACE, PRIVACY AND CONVENIENCE!

A delightful PERIOD RESIDENCE offering character and versatility, with ample scope on which to 'put one's own stamp'. As you approach WINDSOR HOUSE, you will appreciate its tucked away position, providing a sense of privacy while still being within easy reach of local amenities. Accessed via a circular driveway, the property is set very well back from the road and screened by mature trees and hedging. The surprisingly spacious accommodation comprises a welcoming hall, sitting room (with OPEN FIRE), very well proportioned kitchen/dining room (with pantry) - plus a versatile extra reception room - perfect as office, music/play room or indeed a formal dining room. There is a ground floor w.c. plus, on the first floor, 4 BEDROOMS - one with en suite shower - and a family bath/shower room. The SOUTHERLY GARDEN is a true highlight, offering a sun-drenched retreat for outdoor relaxation and entertaining. Further benefits include DRIVEWAY and timber GARAGE/WORKSHOP, gas central heating and double glazing throughout. Moreover, the location is superb, with such an easy walk to town, schools, and transport links. Offered as CHAIN FREE, this property is very well worth a visit!

ACCOMMODATION:

Accessed via side of property, covered Porch with door (and arched window over) into:

HALLWAY:

A welcoming hall with wood effect lino flooring and carpeted stairs (with open storage below) to first floor. Part-glazed double doors to Sitting Room. Further door to Cloakroom/wc:

DOWNSTAIRS W.C.:

Comprising suite of w.c. and vanity wash basin. Fitted wall units. Continuation of wood effect flooring. Radiator. Extractor. Obscured double glazed window to side.

SITTING ROOM:

A superbly proportioned, carpeted reception room with double glazed windows and glazed French doors leading to rear garden. Radiators x 2. Attractive open fireplace. Door to:

KITCHEN/DINING ROOM:

A very large kitchen comprising matching cupboard and drawer units and fitted dresser. Work surface incorporating inset sink unit. Space for washing machine, dishwasher and fridge. Timber floorboards. Double glazed windows x 2 to front. Door to walk-in Pantry. Double doors to:

STUDY/MUSIC ROOM:

Useful versatile room with carpeted flooring, radiator and double glazed windows to front and side. Door to outside. Arched recessed features.

FIRST FLOOR LANDING:

Carpeted landing with double glazed window to side. Radiator. Large airing cupboard with radiator. Access (via pull down ladder) to good sized part-boarded loft with light - offering great storage. Doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window over-looking rear garden. Built-in wardrobe. Radiator. Door to:

EN SUITE SHOWER:

Comprising suite of tiled shower cubicle, pedestal wash hand basin and w.c. Radiator. Half obscured double glazed window.

BEDROOM 2:

Another carpeted double bedroom with double glazed window to rear. Radiator. Half-panelling to walls.

BEDROOM 3:

A bright dual aspect double bedroom with double glazed windows to side and front. Radiator. Carpeted flooring.

BEDROOM 4:

A fourth carpeted L-shaped bedroom with double glazed window to front. Radiator.

BATH/SHOWER ROOM:

White suite comprising panel enclosed bath with central taps; wash hand basin and w.c. Tiled splash backs. Separate fully tiled shower cubicle. Tiled surrounds Radiator and heated towel rail. Half obscured double glazed window to front.

GARDEN:

There is an enclosed southerly garden with decked covered pergola adjacent to the rear of the property - perfect for al fresco dining - with the rest of the garden being mainly laid to lawn. Greenhouse. Iron gate giving side access to the front of property.

DRIVEWAY/PARKING:

Accessed via a large sweeping circular shingled driveway with a central area planted with mature shrubs and tall trees screening the property from the road. This leads to a parking bay adjacent to the property with ample space for 2-3 cars.

GARAGE/WORKSHOP:

Timber garage/store with front double opening doors, plus side pedestrian door & windows.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Note: Windsor House owns the shingled driveway leading to its parking bay.

Council Tax Band: D (£2493)

EPC Rating: D (56)

Conservation Area: No

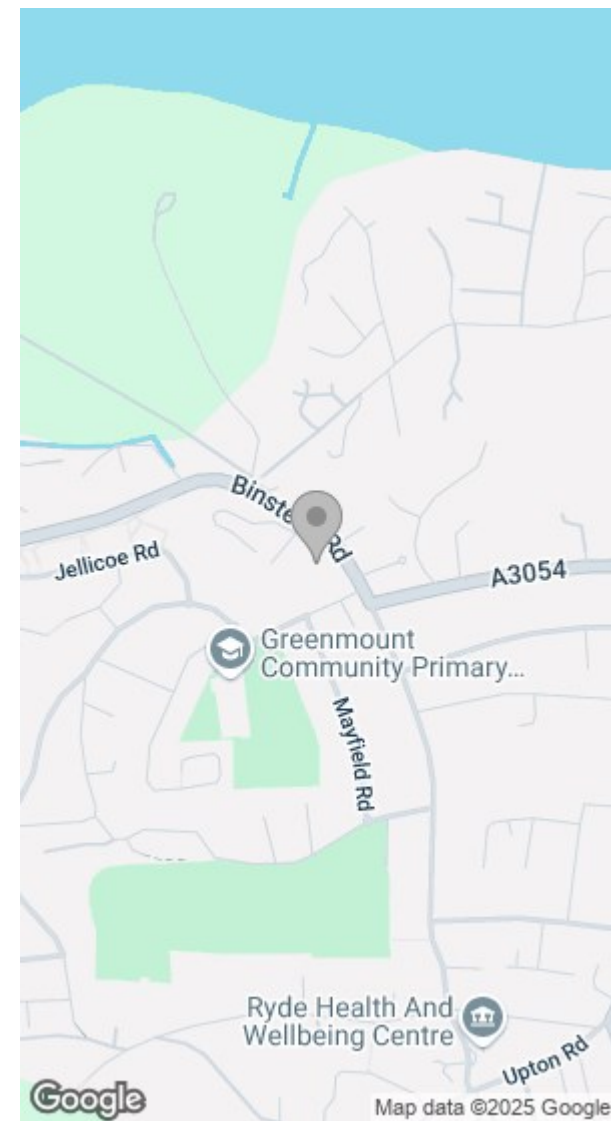
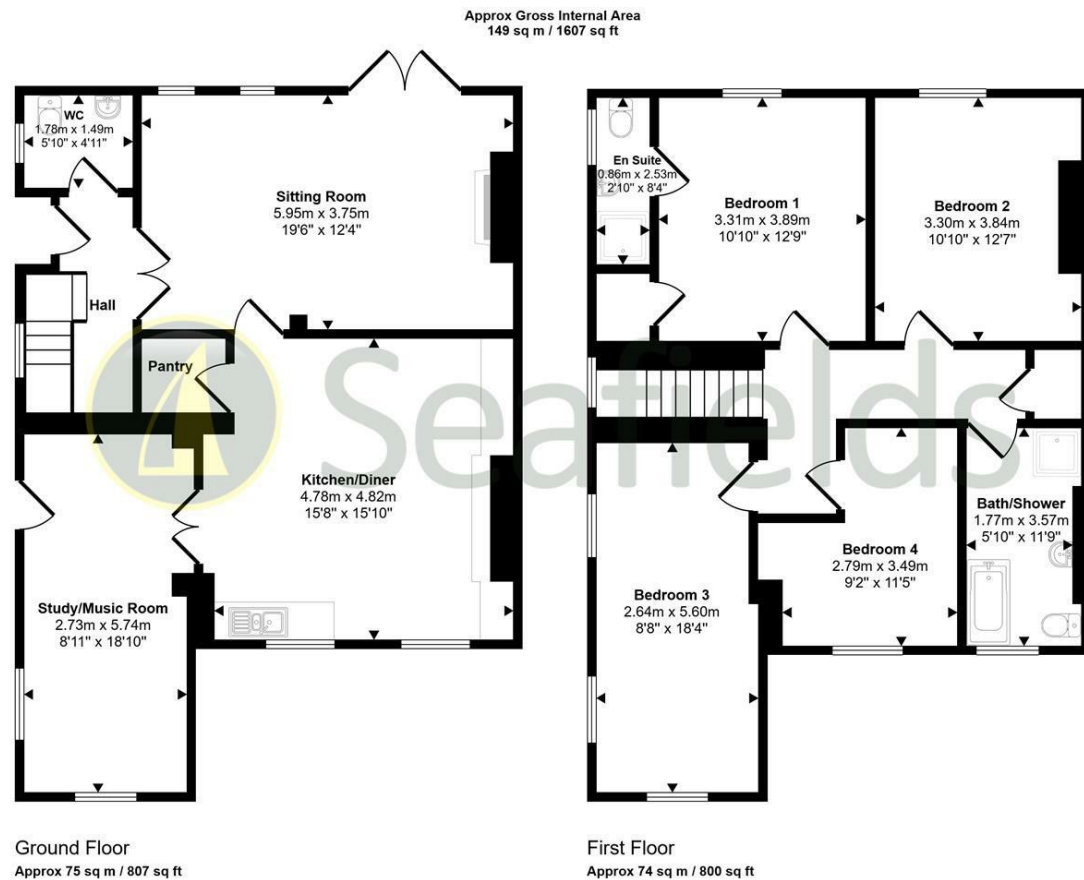
Listed Building: No

Flood Risk: Very Low

Sellers' Situation: No chain

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.



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

