



- Impressive Detached 2007 House
- Detached Double Garage
- Sought After Location
- D/Glazed Conservatory Leading to Sun Deck
- No Onward Chain
- Generous 26'7 Lounge
- Driveway Parking
- Beautifully Screened Sylvan Setting
- Comfortable 4 Bedroom -1 En Suite Accommodation
- Two Further Reception Rooms

Ascot House Quarr Hill, Binstead, Ryde, Isle of Wight, PO33 4EH

**£695,000**



Welcome to 'Ascot House', an impressive detached residence built in 2007 to include a wealth of quality attributes. It is situated in the sought after 'Quarr' area peripheral to Binstead village and largely bordered by ancient woodland. This secluded sylvan setting is home to a collective of just three quality detached houses making for a peaceful traffic-free position. The substantial 167 sqm interior has been sensibly designed and tastefully finished with all rooms leading from the voluminous entrance hall and 1st floor gallery landing. The generous living room opens in to the conservatory which in turn seamlessly connects to the sun deck and private lawn garden. There is a study or 'work from home' office plus a separate dining room adjacent to the kitchen and utility room. Moving upstairs and there are the choice of four spacious bedrooms with the principal being en suite, there is also separate family bathroom for all to use. It would also be easy to see one of the reception rooms used as a fifth bedroom for someone restricted to ground floor living. The Coastal Path which circumnavigates the entire Island sits to the south side of Quarr offering miles of pleasant walks through neighbouring beaches, villages and towns whilst passing en route Quarr Abbey. Binstead has its own natural coastline, main bus routes, village shop and shares a golf course with nearby Ryde. Ryde School is a well respected independent school no more than a mile or two away as is Fishbourne which is home to the car ferry crossing to Portsmouth. Local passenger crossings to the mainland are found along the Esplanade at Ryde near to its iconic pier.





# Accommodation

## Porch

## Entrance Hall

13'7 x 11'11 (4.14m x 3.63m)

## Built in Storage

## Cloakroom W.c

## Study

10'1 x 10'1 max (3.07m x 3.07m max)

## Living Room

26'7 x 12'10 (8.10m x 3.91m)

## Conservatory

15'9 x 10'11 (4.80m x 3.33m)

## Dining Room

11'0 x 10'6 (3.35m x 3.20m)

## Kitchen

14'9 x 10'6 (4.50m x 3.20m)

## Utility Room

8'11 x 5'9 (2.72m x 1.75m)

## Landing

Loft access

## Built in Airing Cupboard

## Principal Bedroom

13'4 x 11'1 (4.06m x 3.38m)

## En Suite

9'3 x 4'5 (2.82m x 1.35m)

## Bedroom 2

13'10 x 12'10 (4.22m x 3.91m)

## Bedroom 3

12'10 x 10'7 (3.91m x 3.23m)

## Bedroom 4

10'1 x 8'3 (3.07m x 2.51m)





**Family Bathroom**  
7'9 x 6'3 (2.36m x 1.91m)

**Double Garage**  
18'7 x 16'8 (5.66m x 5.08m)

A detached pitched roof double garage with an up and over door, power and lighting. D/glazed window. Door to side. Roof void storage.

**Driveway**  
The brick paved drive will accommodate two vehicles. There is scope to increase this capacity within the frontage.

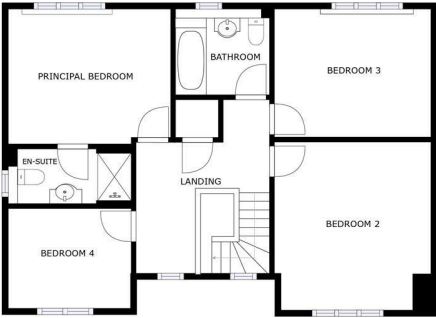
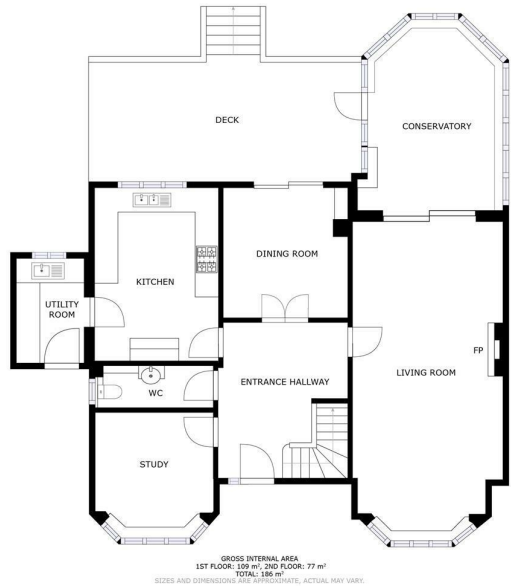
**Gardens**  
The frontage is neatly laid to lawn with a paved pathway leading to the porch entrance. An established strip of protected woodland sweeps along the side and around the rear of the garden creating a wonderfully natural screening. The rear lawn drops down in to the tree-lined back-drop. A sun deck sits off the rear of the house accessed from the dining room and conservatory. External sockets and lighting. Garden tap.

**Tenure**  
Freehold

**Council Tax**  
Band F

**Services**  
Unconfirmed gas, mains water, electric, drainage & broadband

**Agents Note**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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