



- Idyllic Cul de Sac Position Adjoining Countryside
- Panoramic Stunning Countryside Views
- Detached Garage & Driveway Parking
- Peaceful Setting Close to Walks & Bus Route
- Modern Semi Detached Chalet Style House
- Generous 19'11 Lounge/Diner with Picture Window
- Very Well Tended Sunny South Facing Garden
- Comfortable 2/3 Bedroom Flexible Accommodation
- Wonderfully Light Well Presented Interior
- Flexible Ground Floor Bedroom/Study or Dining Room

8 Bourn Close, Ryde, PO33 3TW

£289,950

Tucked away on the outskirts of Binstead village, this charming semi-detached chalet-style house offers a delightful blend of comfort and scenic beauty. Built in the 1970's, the property boasts a well-presented interior that is both inviting and flexible, making it an ideal home.

With three bedrooms, this residence provides ample space for relaxation and privacy. The layout allows for the possibility of favouring an additional reception room rather than a bedroom on the ground floor, catering to various lifestyle needs. Large south-facing windows flood the interior with natural light, creating a warm and welcoming atmosphere while offering stunning views of the surrounding countryside.

The exterior of the property is equally appealing, featuring a beautifully maintained south-facing garden framed by neat Griselinia hedges. This outdoor space is perfect for unwinding in the sun or entertaining guests, all while enjoying the tranquil environment that this idyllic location affords.

Parking for two vehicles combining the garage and driveway adds to the convenience of this home, making it an excellent choice for families or those who appreciate easy access to their vehicles. The picturesque countryside setting, combined with the charm of Binstead village, ensures that this property is not just a house, but a wonderful place to call home. Whether you are looking for a peaceful retreat or a family-friendly environment, this semi-detached house is sure to impress.



Accommodation

Porch

Entrance Hall

8'7 x 6'3 (2.62m x 1.91m)

Lounge/Diner

19'11 x 10'10 (6.07m x 3.30m)

Kitchen/Breakfast Room

11'9 x 9'7 (3.58m x 2.92m)

Built in Storage Cupboard

Dining Room/ Bedroom 3

9'10 x 8'7 (3.00m x 2.62m)

Landing

Loft hatch

Built in Storage Cupboard

Bedroom 1

16'7 max x 9'0 (5.05m max x 2.74m)

Under eaves storage

Bedroom 2

13'2 max x 11'2 max (4.01m max x 3.40m max)

Under eaves storage

Bathroom

Separate W.c.

Heating

New combi boiler installed March 2025. All radiators replaced in March 2025.

Gardens

A neatly trimmed Griselinia hedge screens the lawned front garden from the surroundings creating welcomed privacy to the property. A gated side access leads to the rear garden. This wonderfully sunny south facing garden backs directly on to open fields and rolling countryside making for an appealing environment and outlook. It is mostly laid to lawn and framed by a well kept hedge and fence boundaries. A pair of plum trees sit to one side. An Indian Sandstone patio is the ideal spot to sit and enjoy the garden. Garden tap. Paved pathways.

Detached Garage

17'6 x 8'2 (5.33m x 2.49m)

With an up and over door, power and lighting. Double glazed window to rear.



Driveway
Space for an additional vehicle.

Construction Type
cavity wall

Roof Improvements
In 2022 the main roof was stripped off to renew the membrane

Tenure
Freehold

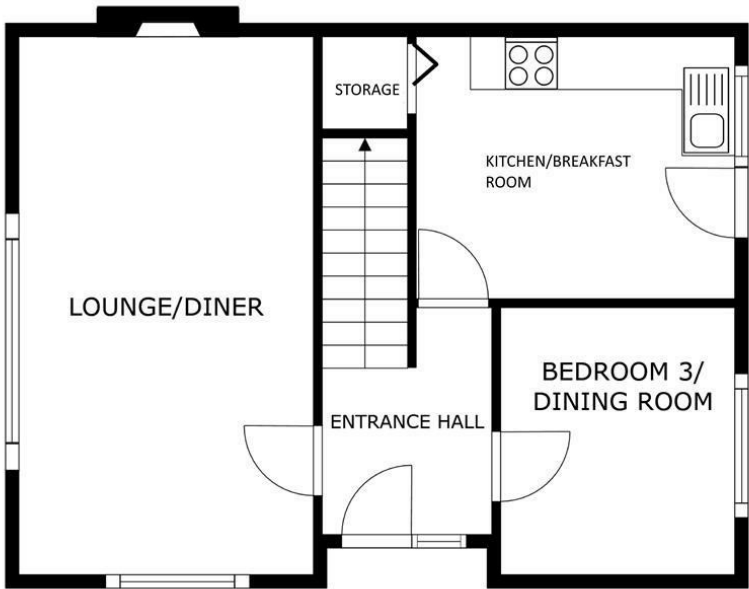
Council Tax
Band C

Mobile Coverage
Coverage includes EE, O2, Three and Vodafone

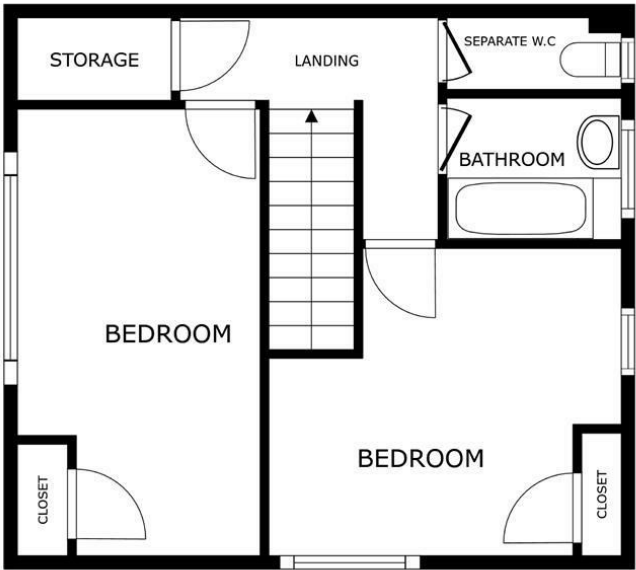
Broadband Connectivity
Openreach and Wightfibre networks. Up to Ultrafast fibre available.

Services
Unconfirmed gas, electric, water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

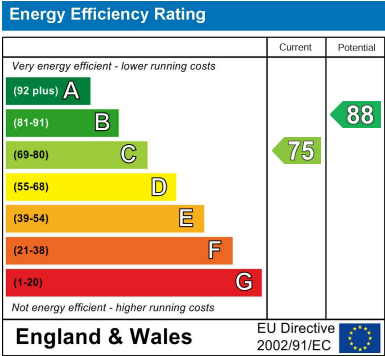


FLOOR PLAN 1



FLOOR PLAN 2

GROSS INTERNAL AREA
FLOOR PLAN 1 48.8 m² FLOOR 2 42.0 m²
TOTAL : 90.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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