



- Elegant Victorian Grade 2 Listed Townhouse
- 18'6 Bay Window Living Room
- South Facing Walled Courtyard
- Stylish Contemporary Kitchen/Diner
- Hugely Convenient Central Position
- Well Presented Stylised Interior
- Impressive Bathroom with Free-Standing Bath
- Very Comfortable 3-5 Bedroom Accommodation
- Mature & Wonderfully Private Garden
- Stunning Glazed Entrance Vestibule

Rutland Lodge, 18 Star Street, Ryde, PO33 2JH

£395,000

Nestled in the heart of Central Ryde, this exquisite semi-detached Victorian townhouse is a true gem, proudly holding its Grade II listed status as a remarkable example of our architectural heritage. Spanning an impressive 2,328 square feet, this property boasts an elegant blend of historical charm and modern enhancements, making it a perfect family home.

Upon entering, you are greeted by high ceilings and sweeping staircases that evoke a sense of grandeur, while the feature fireplaces add warmth and character to the living spaces. The property offers two spacious reception rooms, providing ample space for both relaxation and entertaining. With five well-proportioned bedrooms, there is plenty of room for family and guests alike, ensuring comfort and privacy for everyone.

The two bathrooms are thoughtfully designed, catering to the needs of a busy household. The flexible multi-floor accommodation allows for various arrangements, making it easy to adapt the space to suit your lifestyle.

Outside, the property continues to impress with a wonderfully private garden, perfect for enjoying sunny afternoons or hosting gatherings. The beautifully walled courtyard offers a serene retreat, while the interesting sea views add a delightful touch to this charming home.

This Victorian townhouse is not just a residence; it is a lifestyle choice, combining historical elegance with modern living. It is an opportunity not to be missed for those seeking a unique and characterful home in a desirable location.



# Accommodation

## Glazed Entrance Vestibule

12'6" x 7'5" (3.81m x 2.26m)

## Entrance Hall

17'4" x 6'8" (5.28m x 2.03m)

## Cloakroom W.C.

## Living Room

18'6" into bay x 14'11" max (5.64m into bay x 4.55m max)

## Kitchen/Diner

14'9" x 11'8" (4.50m x 3.56m)

## 1st Floor Landing

## Principal Bedroom

18'7" into bay x 13'11" plus wardrobes (5.66m into bay x 4.24m plus wardrobes)

## Bathroom

15'3" x 11'11" (4.65m x 3.63m)

## 2nd Floor Landing

## Bedroom

14'11" x 14'0" plus wardrobes (4.29m x 4.27m plus wardrobes)

## Bedroom

15'2" max x 12'0" (4.62m max x 3.66m)

## Lower Ground Floor Hall

## Built-in Storage

## Room

17'1" into bay x 14'6" max (5.21m into bay x 4.42m max)

## Room

14'6" max x 11'5" (4.42m max x 3.48m)

## Bathroom

6'7" x 5'6" (2.01m x 1.68m)

## Tenure

Long leasehold. 997 from 1911.

## Council Tax

Band D



# Rutland Lodge

Approximate Gross Internal Area  
2328 sq ft - 216 sq m



## Gardens

A gated courtyard leads to the glazed entrance to the house. Accessed via the lower ground floor, is the pretty South facing courtyard. High stone wall boundaries perfectly screen this sunny space creating welcomed privacy whilst you enjoy the Sun. A shrub border sits to one side and steps lead to a gated access to the street. An undercroft wood store and bin store sit off the courtyard. The (15'10" x 7'2") undercroft workshop is accessed from here too. The main lawn sits to the rear of the house beautifully framed by hedge boundaries and shrub borders. A cluster of blossom trees and an olive tree screen the raised sun deck to the far end of the garden which enjoys the sun late into the day. Positively an oasis for such a centrally positioned home. Garden tap. Garden shed.

## Construction Type

Rendered elevations, slate roof and solid or cavity walls.

## Flood Risk

Very Low Risk

## Mobile Coverage

Coverage Includes: O2 Limited Coverage Includes: EE, Three & Vodafone

## Broadband Connectivity

Openreach Network. Up to Ultrafast 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.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a

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**Viewing:** Date ..... Time .....

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