



- Stunning BRAND NEW Detached House
- Generous 4 Bedroom - 4 En Suite Accommodation
- Lawned Gardens backing on to open countryside
- Utility & Cloakroom W.c
- Stylish Contemporary Design
- Private Balconies & Roof Terraces at 1st & 2nd Floors
- Garage & Plenty of PARKING
- Wonderfully Panoramic Views of Countryside & Sea
- Smart Kitchen Design with Corian W/tops
- Underfloor Heating Throughout

17 Wishing Well Close, Pondwell, Ryde, Isle of Wight, PO33 1FS

**£749,950**

Nestled between Hersey Nature Reserve and the rolling fields which surround Pondwell and its neighbouring villages you will find this exciting new development. 'Wishing Well Close' will eventually be a selection of 25 stunning contemporary homes beautifully designed and tastefully finished to the high quality we have learnt to expect from this developer. The site occupies a naturally elevated position surrounded by fields and woodlands leaving all properties with pleasant views and creating a rural feel to the development. We now offer for sale number 17, the third of the exciting new three storey design with open plan living space. This is a smart 4 bedroom - 4 en suite DETACHED house. positioned at the seaward end of the development. The thoughtful 'upside down' design with its 1st and 2nd floor balconies and terraces ensure panoramic sea and countryside views can be enjoyed from the living accommodation and master bedroom suite. The brick paved driveway will lead to the garage to the side offering plenty of space to park. Fashionable quality fittings and colours will finish the interior complementing such benefits as the en suite facilities to all bedrooms, engineered wood flooring, underfloor heating and glass balustrade to the stairway. The on-trend pitch-less roof completes the contemporary appearance and as you would expect this brand new home comes with a 10 year LABC Build Warranty.





# Accommodation

## Location

Pondwell is a small hamlet with the villages of Nettlestone and Seaview to the east, Seaview's coastline to the North, Appley and Ryde to the west and open countryside to the south. There is a bus route nearby and Ryde is the nearest principal town offering one of the most extensive selection of facilities on the Island. There are several bars, restaurants and cafes in the immediate surroundings and mainland passenger connections are found in nearby Ryde. Miles of coastal walks hug the local beaches and an extensive network of footpaths and bridleways meander through the surrounding countryside. Alternatively, nearby Seaview Village is home to a sailing club if you are looking to enjoy the sea going benefits which the lovely coastal position affords.

## Entrance Hallway

12'0 x 7'7 (3.66m x 2.31m)

## Built in under stairs storage

## Utility Room

9'0 x 5'5 (2.74m x 1.65m)

## Built in boiler Cupboard

## Cloakroom wc

## Bedroom 1

23'3 including wardrobes x 12'7 (7.09m including wardrobes x 3.84m)

## En Suite

7'6 x 3'10 (2.29m x 1.17m)

## Bedroom 2

14'1 x 12'11 including wardrobes (4.29m x 3.94m including wardrobes)

## En suite

7'6 x 3'10 (2.29m x 1.17m)

## Bedroom 3

13'1 including wardrobes x 11'9 (3.99m including wardrobes x 3.58m)

## En Suite

6'9 x 3'11 (2.06m x 1.19m)

## Landing

Stairs to upper floor

## Living Room

19'7 x 12'3 (5.97m x 3.73m)



**Rear Balcony**  
24'0 x 11'9 (7.32m x 3.58m)

**Kitchen/Diner**  
21'8 x 12'7 (6.60m x 3.84m)

**Roof Terrace**  
23'4 x 9'8 (7.11m x 2.95m)

**Landing**

**Bedroom 4**  
15'9 including wardrobes x 14'9 (4.80m including wardrobes x 4.50m)

**En suite**  
9'7 x 8'0 (2.92m x 2.44m)

**Balcony**  
15'8 x 9'6 (4.78m x 2.90m)

**Garden**  
The front and rear gardens are newly turfed. A paved patio sits at the rear of the property met from the side pathways. Box bay hedging defines the front lawn and there are ornamental trees to either side. The rear garden is fully enclosed by fenced boundaries.

**Garage**  
Roller door. Power and electric. Double glazed window and door to rear with access to garden.

**Parking**  
Brick paved driveway parking for several cars. See plan shown in photos.

**Tenure**  
Freehold

**Services**  
Unconfirmed gas, electric, telephone, mains water and drainage.


**Council Tax**  
BAND E

**Agent notes**  
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.




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
England & Wales		EU Directive 2002/91/EC




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