



PROUDLY PRESENT FOR SALE

# Pax, West Hill Road

Ryde, Isle of Wight PO33 1LW

**£650,000**  
FREEHOLD



Extensively renovated throughout, this detached family home located in a highly sought after area in Ryde boasts an abundance of contemporary finishes with flexible accommodation, and a generous wrap-around garden which includes a hot tub and a gym.

- Detached four-bedroom chalet-bungalow
- Contemporary finishes
- Ample driveway parking to the front and rear
- Bathroom and a shower room, plus en-suite
- Beaches, town centre and mainland travel links nearby
- Extensively refurbished throughout
- Generous garden with a gym and hot tub
- Spacious, newly extended kitchen-diner
- Occupying a generous corner plot
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Located in a desirable position on the outskirts of Ryde, this impressive four bedroom detached property has recently undergone comprehensive renovations by the current owner creating a contemporary family home. The beautiful spaces enjoy high-end finishes which include quality interior doors throughout and a fresh, contemporary grey and white colour palette which serves as a sophisticated backdrop throughout the property. The property also boasts new double-glazed windows fitted where required, complete electrical rewiring, plumbing work, and the recessed downlighting has been upgraded to fire-retardant LED lights. There is also the potential to convert the loft space or extend onto the generous-sized plot (subject to gaining necessary consents) which would further enhance this beautiful property.

This fabulous home offers a wonderful seaside lifestyle with the golden beaches of Ryde located just a short walk away which also enjoys a number of great places for friends and family entertainment, including ten pin bowling and traditional amusements along the Esplanade. The town centre is also conveniently located within walking distance providing a selection of boutique shops, a superb choice of eateries, and a local cinema. With its prominent position along the seafront, Ryde also offers easy access to the foot passenger ferry and Hovercraft links to the mainland, and the Fishbourne car ferry terminal is only 3.9 miles away from the property. Regular transport connections across the island are within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

This spacious home comprises an entrance lobby which leads to an expansive dining and kitchen area, a family bathroom, a lounge, and two further double bedrooms. The first floor benefits from a naturally light landing space which flows to a master bedroom with en-suite, two further bedrooms, a study, and a shower room. Outside, driveways are allocated to the front and rear aspect which offer ample parking space and the well-established, generous garden comes with the added benefit of a gym/summer house or home office and a luxury hot tub.

### **Welcome to Pax**

Occupying a generous corner plot at the top of West Hill Road, just off of East Hill Road, this attractive chalet-bungalow enjoys a block paved driveway complete with a carport and a pitched-roof garage to the front. A set of paved steps on the right-hand side leads to a well-presented gravel area that flows to a black entrance door which opens to a lobby. Alternatively, a further entrance door is located on the adjacent side of the property and opens to the dining area.

### **Entrance Lobby**

Upon entering, you are greeted by a well-presented lobby which boasts a slate-effect tiled floor which continues into the kitchen-diner and family bathroom. Enjoying natural light flowing from the obscure-glazed window beside the entrance door, additional illumination is provided by a pendant light fitting. Also located here is a radiator concealed by an attractive white cover and a carpeted staircase with an under stair storage area. This area has also been newly carpeted throughout.

### **Lounge**

*21'01 by 11'11 (6.43m by 3.63m)*

This light and airy, dual aspect room features a new double-glazed vast picture window that commands generous views of the garden and a handsome stone fireplace with an attractive coal-effect gas fire which creates a characterful focal point of the room. There are also two covered radiators, a soft grey carpeted floor, and recessed downlighting to provide illumination.

### Open Plan Living and Kitchen Space

21'08 by 34'10 (6.60m by 10.62m)

Making a stylish impact as you enter from the entrance lobby, this expansive room has been opened up and extended to provide an open-plan layout that accommodates a spacious dining area, a brand new kitchen, and room for a snug area. This generous room is truly the hub of the home and offers great versatility to arrange comfortable seating and dining areas that suit your personal requirements.

Featuring two glamorous black chandeliers, the kitchen area benefits from a contemporary range of soft closing base units which are finished in a dark grey shade and wall-mounted wooden shelving that complement the countertop and provide practical use. A slate-effect splashback surround flows above the worktop which has space beneath for a washing machine and incorporates a dark grey sink with a modern flexi tap which is located beneath a window to the front aspect. Integrated features include a dishwasher and a large dustbin caddy, and there is a fantastic Kenwood range cooker with a unique curved extractor hood positioned above which makes a striking statement piece. Taking centre stage, the kitchen also benefits from a beautiful solid wood breakfast bar island which complements the wooden worktops and has storage space conveniently located beneath.

The entire space is flooded in natural light provided by three Velux windows on a new sloped ceiling extension in the kitchen, three windows within the dining space that overlook the garden, and a glazed door within the kitchen that provides access to the garden. Also located here is an additional entrance door, a new Glow-worm gas-combi boiler concealed within a recessed cupboard, recessed downlighting, and several radiators which include two newly installed vertical grey radiators.

### Family Bathroom

Slate-effect floor tiling and fresh white walls featuring high-quality dark, mirror-effect tiles, and contemporary finishes come together to create this luxurious bathroom setting. This beautiful dual aspect room features two obscure glazed windows and enjoys a modern white suite which comprises a low-level w.c, duo hand basins integrated upon a dark vanity unit with an elaborately framed mirror above, and a contemporary roll top bath with a freestanding long-arm mixer tap with shower attachment. This spacious bathroom also benefits from a large walk-in shower cubicle which enjoys a rainfall style shower suspended from the ceiling, a slate-effect tile surround with a recessed wall shelf and is enclosed within a glass screen featuring a stylish grid design.

Also located in this stunning bathroom is a tall wall-mounted storage cabinet to store plenty of bathroom essentials, a heated towel rail, and access to a loft space which is fully boarded and has a ladder fitted for convenient access.

### Bedroom Four

10'10 bt 11'08 (3.30m bt 3.56m)

Located on the ground floor and enjoying views of the garden, this double-sized bedroom is warmed by a radiator and features a smart grey carpet, and a pendant light shade.

### First Floor Landing

Leading to the first-floor landing from the ground floor entrance lobby, a staircase with a white spindle bannister is fitted with a luxurious grey carpet that continues along the landing space and also features in the bedrooms. Beautifully illuminated by two modern wire-framed ceiling light fittings, the landing space also benefits from natural light flowing from two Velux windows. Three bedrooms (one with en-suite), a study/nursery room, and a shower room form the first floor of this family home.

### Master Bedroom

9'07 by 11'08 (2.92m by 3.56m)

Boasting elevated views over the lovely garden, this dual aspect bedroom features a fresh white decor, a radiator to provide warmth, storage in the eaves, and a pendant light shade. A door opens to an en-suite shower room:

### En-suite Shower Room

A stylish en-suite which boasts a stunning black gloss tiled floor with a subtle sparkle effect finish and a window to the side aspect with a modern low-level dual flush w/c located beneath. A wall-mounted mirror and shelf is fitted above a pedestal hand basin and an enclosed shower cubicle features a slate-effect tile surround and a fabulous deluge shower fitting. Also located here is a radiator and a rounded flush ceiling light.

### Study/Nursery

6'04 by 7'11 (1.93m by 2.41m)

Perfectly proportioned to be a home study or a nursery room, this carpeted space enjoys a fresh white decor, recessed downlighting, and a window to the side aspect enjoying views over the garden below.

### Shower Room

A beautifully finished shower room which is warmed by a radiator and boasts a beautiful sparkle-effect black gloss tiled floor and a shower cubicle with an electric shower and slate-effect tile surround. A white suite comprises a low-level w.c and an oval-shaped hand basin which is integrated upon a fitted vanity unit with a dark speckled countertop. Further benefits of this space include a Velux window, a wall-mounted mirror, and a fitted towel rail.

### Bedroom Two

10 by 9'10 (3.05m by 3.00m)

The versatile fresh neutral décor continues into bedroom two which boasts a window to the side aspect which is neatly surrounded by smart built-in storage space. Warmed by a radiator, this room also benefits from an attractive pendant light shade and two wall-mounted spotlights.

### Bedroom Three

9'07 by 10'03 (2.92m by 3.12m)

This light and airy carpeted room also has a neutral decor and enjoys a window to the rear aspect that beautifully frames the view of a church located opposite the property. Also located here is a radiator, a pendant light shade and access to eaves storage space which extends all the way along the landing.

### Outside

Providing an absolute haven for wildlife, the substantial and secluded wrap-around garden is mainly laid to lawn with a range of well-established evergreen trees and beautiful fruit trees including cherry, apricot, plum and apple varieties. A new, generously sized gravel driveway located to the rear is accessed via a set of substantial double timber gates and has newly built brick pillars that complement the stone facade of the church located opposite. Newly laid paved steps lead the way around the side of the house where there is an additional entrance door and a set of gravel finished steps flow down to a gravel seating space which also has a decked area providing the ultimate outdoor spa experience with a high end luxurious hot tub complete with its own TV. The garden also features an ornate stone water fountain, a readily prepared veggie patch, a timber shed, and a fabulous fire pit with a cosy seating area which provides a welcoming spot for long summer evenings with friends and family.

There is also additional parking to the front of the property with a block paved driveway complete with a carport and a pitched-roof garage complete with power and lighting ideal for creating a workshop space or annex for guest accommodation or potential income.



### **Gym/Summer House**

At first glance, you might not expect to find a gym within the pretty wrap-around garden, but included as part of the substantial renovations is a large timber summer house finished in a soft duck egg blue shade which is currently set up as a home gym. This generous space has a floor-to-ceiling mirror, rubber flooring, and wifi connection.

This superb chalet-bungalow is a must-see property offering an abundance of stylish upgrades and a fantastic lifestyle, set in a highly desirable location in Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, gas central heating, electricity.



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

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

Agent Notes:

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