



**SYDNEY LODGE**  
44 SHIDE ROAD, SHIDE, ISLE OF WIGHT





## A CHARMING REGENCY COTTAGE OFFERING SURPRISINGLY SPACIOUS ROOMS WITH MANY PERIOD FEATURES, PRETTY ENCLOSED GARDEN AND OAK FRAMED CAR PORT

This Grade II, listed cottage forms part of what is believed to have originally been built as a Rectory and offers superb and extremely generous living accommodation with plenty of charm and character. Features include double height dining hall with elegant period staircase, leading through to the garden room with log burner, a large drawing room (23'7 x 14') with two set of French doors to the side veranda and a lovely light kitchen/breakfast room with large square bay window to the front. Upstairs there are three light, double bedrooms, a galleried landing and bathroom. A veranda wraps around the front, side and rear of the property with pleasant enclosed garden to the rear. A quality oak framed car port to the front provides covered parking plus a further parking space.

The cottage is situated in the sought after area of Shide, close to the Red Squirrel cycle track which takes you along the river to some fantastic countryside riding and walking trails. Newport town is within a level walk with its High Street shops, town squares with cafes and restaurants, and Town Quay with popular Quay Arts Centre and riverside pub.

### ACCOMMODATION

**OPEN ENTRANCE PORCH** With a painted wood front door to:

**HALLWAY** A lovely characterful entrance to the cottage with recessed wood panelling and shelving and archway, Karndeian grey wood effect flooring which extends through to the dining hall.

**KITCHEN/BREAKFAST ROOM** A generous room with a large square bay window to the front, bespoke kitchen with solid wood worksurfaces over, butler sink and painted wood panelled splashbacks. Plumbing for dishwasher and washing machine, space for range cooker in the recess to chimney breast. Large timber beam to ceiling. Stripped pine door. Tiled floor.

**DINING HALL** A stunning double height room with elegant staircase to galleried landing. Opening through to the garden room creating a lovely sociable space for entertaining and dining.

**GARDEN ROOM** With beautiful ornate French doors leading to the garden. Wood burning stove fitted to the corner of the room. Window to side. Tiled floor.

**DRAWING ROOM** A beautiful and impressive room with two sets of French doors with original built in shutters opening to the side veranda and window overlooking

the rear garden. A wood burning stove is fitted to an attractive period fireplace. Decorative coving, picture rails and high skirting boards.

**SHOWER ROOM** Karndeian flooring with trap door to the cellar, which provides useful storage. Quadrant glazed shower cubicle, hand basin to wooden surround with character storage below. Part painted wood panelled and part tiled walls. Heated towel rail.

### FIRST FLOOR

**GALLERIED LANDING** Overlooking the dining hall and garden room. Steps up to:

**BEDROOM 1** A lovely bright dual aspect room with rear window enjoying views towards St Georges Down. Picture rails.

**BEDROOM 2** A double bedroom with built in cupboard. Picture rails.

**BEDROOM 3** A pretty room with part sloped ceiling with dormer window overlooking the front garden. Period panelled door and surround.

**BATHROOM** Bath with mixer tap and shower attachment, period style pedestal basin and matching WC. Tiled walls. Recessed Velux window with deep tiled sill.

**OUTSIDE** Approached via a driveway off Shide Road and leading to an attractive oak

framed carport. A brick pathway leads to the front door with shaped lawn and flower borders. Veranda to the front with feature arched door leading to Boiler Room, the veranda extends around the side of the property to the rear of the cottage. Wooden side gate. The rear garden is fully enclosed with a charming brick terrace with flower and shrub border accessed from the garden room, beyond this is a lawn area with raised flower border. Wooden garden shed. There is a further area of garden beyond the fencing which leads down to Chestnut Close.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

**TENURE** Freehold

**POSTCODE** PO30 1YE

**COUNCIL TAX** Band D

**VIEWINGS** All viewings will be strictly by prior arrangement with the selling agents;

### SPENCE WILLARD

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