



SPENCER PARK

RYDE HOUSE DRIVE | RYDE | ISLE OF WIGHT

14 NEW LUXURY FAMILY HOMES

spence
willard

SPENCER PARK

SPENCER PARK COMPRISSES A RANGE OF LUXURIOUS NEW HOMES, BUILT IN AN IDYLLIC SETTING OVERLOOKING RYDE GOLF COURSE, MOMENTS FROM THE BEACH. AN EXCLUSIVE DEVELOPMENT OF JUST 14 HOMES INCLUDING 3, 4 AND 5 BEDROOM HOUSES, SET IN 2 ACRES OF STUNNING WOODLAND, MAKING FABULOUS USE OF THE GENEROUS SPACE AVAILABLE. PHASE TWO WILL COMPRISSE A FURTHER RANGE OF 18 HOUSES.



The development benefits from being in a sought-after location close to the beach and a short walk to Ryde School off Spencer Road. Ryde also has the largest sand beach on the island, popular for swimmers and kite surfers. Appley beach is also nearby which host a number of international beach sport events including football and rugby. The marinas of Fishbourne and Bembridge are less than 7 miles away, while the picturesque village of Seaview with its extensive moorings and vibrant yacht club is a pleasant walk, run or cycle along the beach.

SPECIFICATION

EXTERNAL CONSTRUCTION

- Audley antique brick finish with Cedar cladding and natural slate roof
- White sliding sash windows and precast stone plinths.
- Gravel access drives, paved patio areas and landscaped gardens.
- 10-year LABC.

INTERIOR FINISH

- Shaker style kitchen units with grey Oak effect worktops (Type C) or worktops or white arabesque Quartz worktops and (Type A, B & D) integrated dishwasher, double oven, gas and hob, waste disposal and fridge/freezer.
- Walk-in wardrobes or dressing rooms and a choice of luxury design carpets.
- Designer bathrooms with porcelain floor tiles and showers, with chrome dual fuel towel rails
- Low level night guide lighting in ensuite bathrooms (Type A, B & D)
- Woodpecker flooring throughout the ground floor (Type C)
- Engineered oak hard wood flooring
- Smart home technology
- LED lighting throughout the ground floors
- Satellite and aerial TV wiring preparation
- Wight fibre high speed broadband
- Gas fired under floor heating on the ground floors
- Staircases with softwood stringers and hardwood square profile balustrades

Indicative specification only, not necessarily common on all house types.

OPTIONAL EXTRAS

- Electric car charging points
- Secure video entry system
- Full interior design by Gabriele Langer Design (www.gabrielelangerdesign.com)



TYPE A



TYPE B

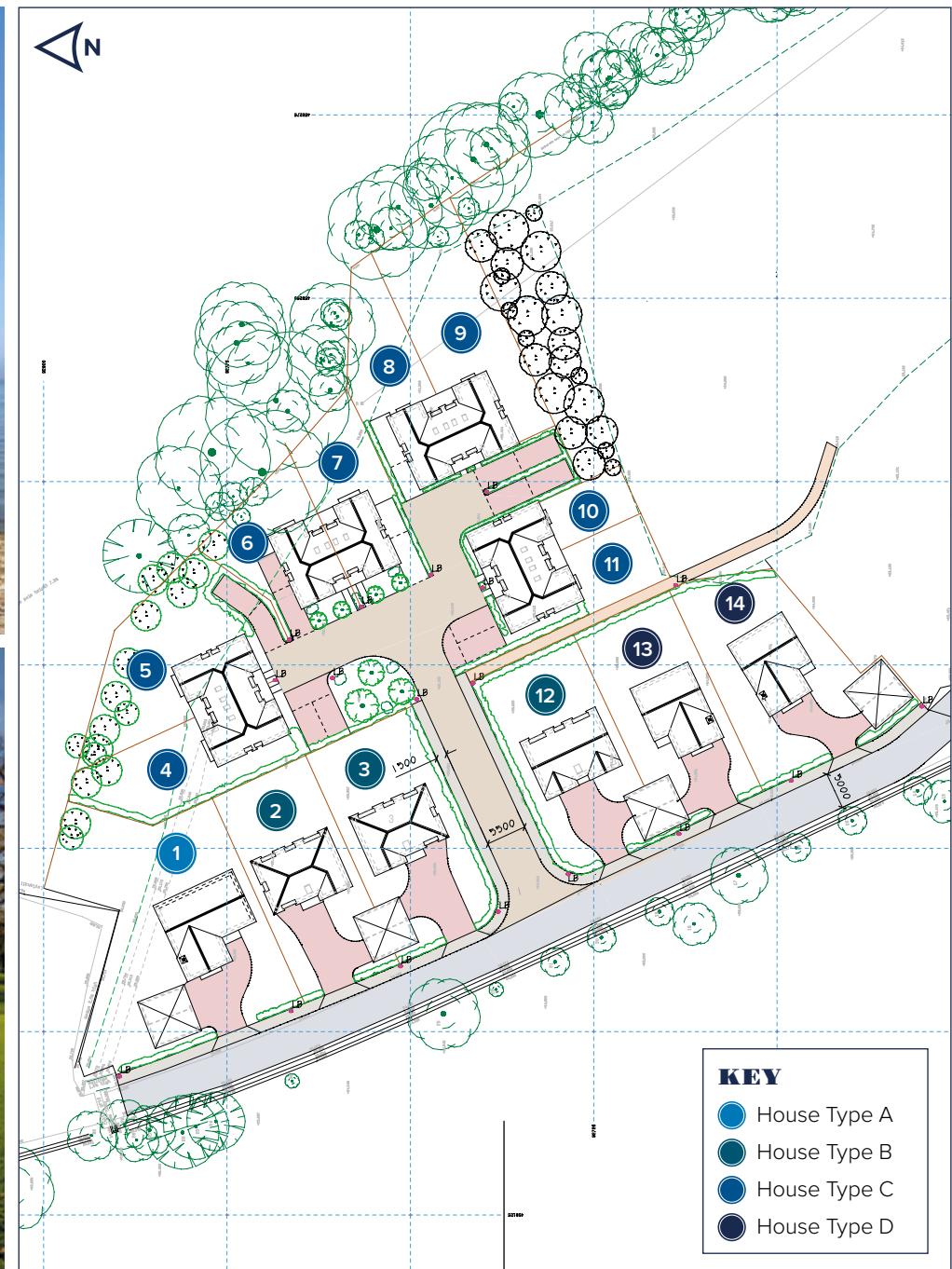


TYPE C



TYPE D

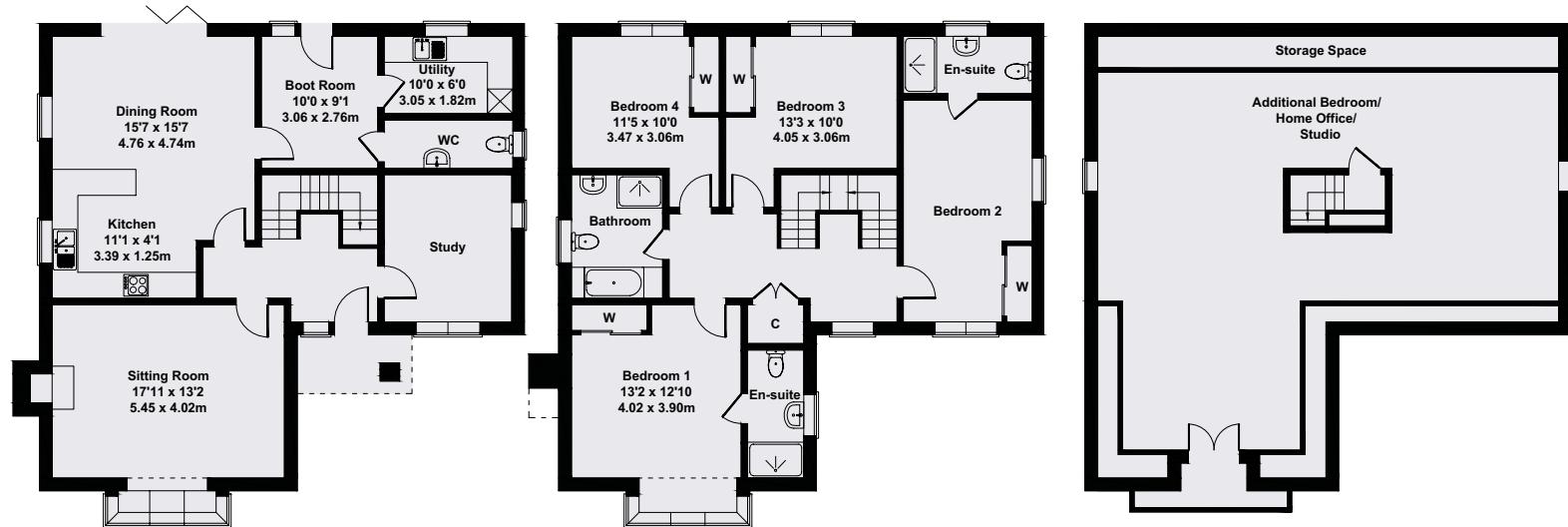




TYPE A

5 Bedroom | 3 Bathrooms

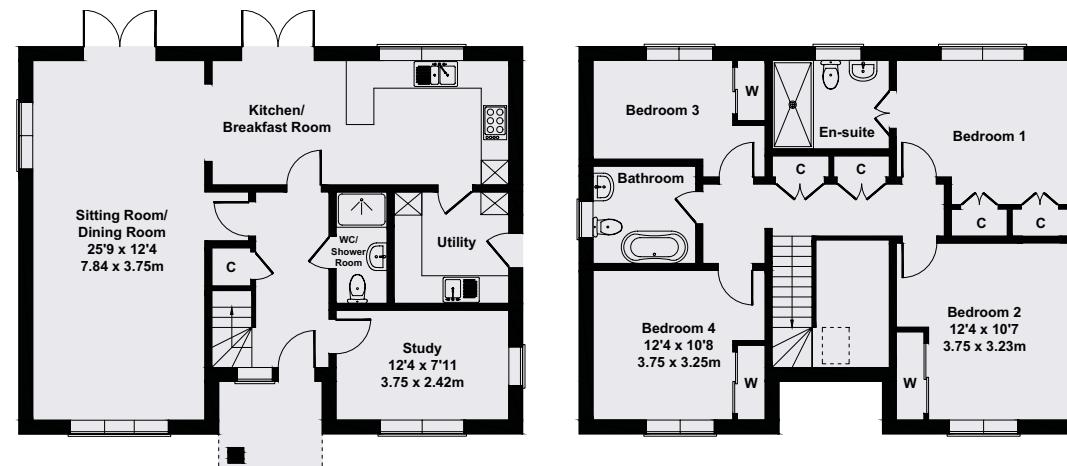
2,693 sq.ft | 250 sq.m



TYPE B

4 Bedroom | 3 Bathrooms

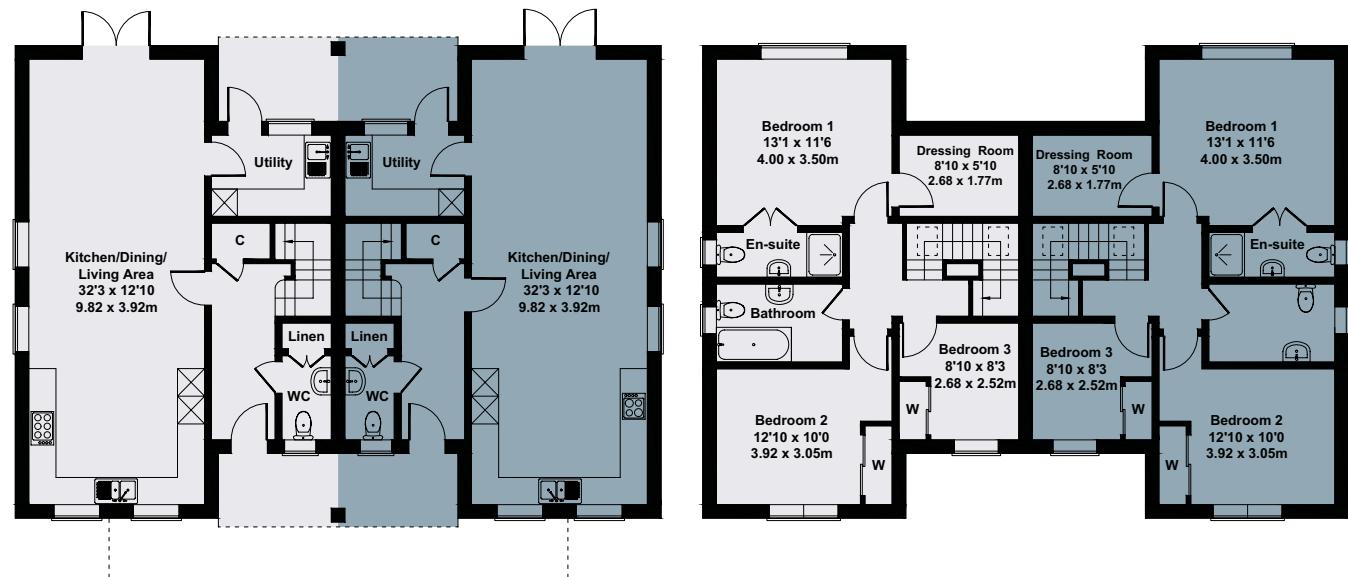
1,504 sq.ft | 140 sq.m



TYPE C

3 Bedroom | 2 Bathrooms | Semi-Detached

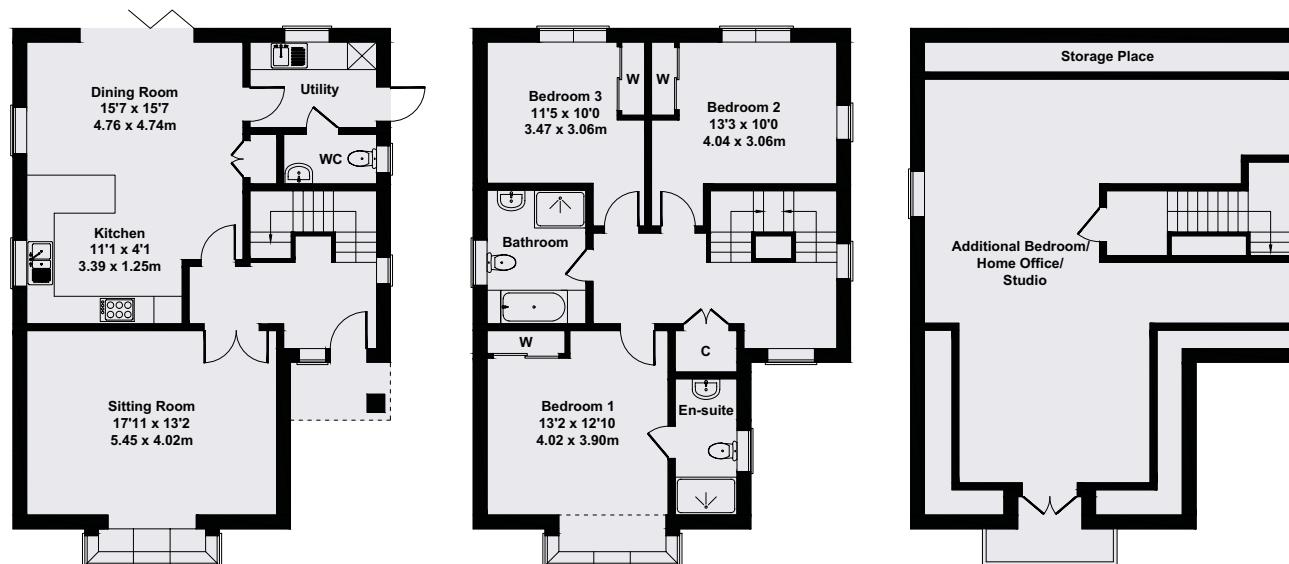
1,221 sq.ft | 113 sq.m

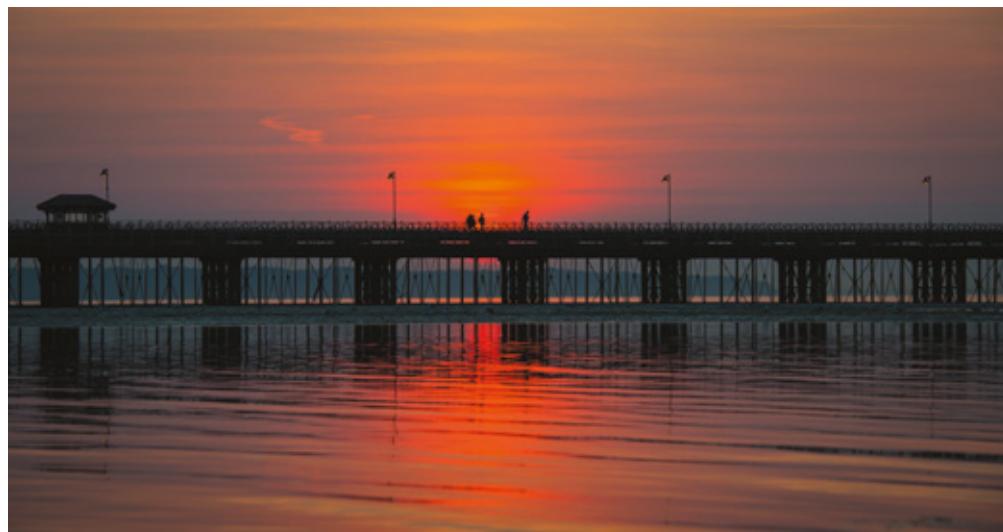
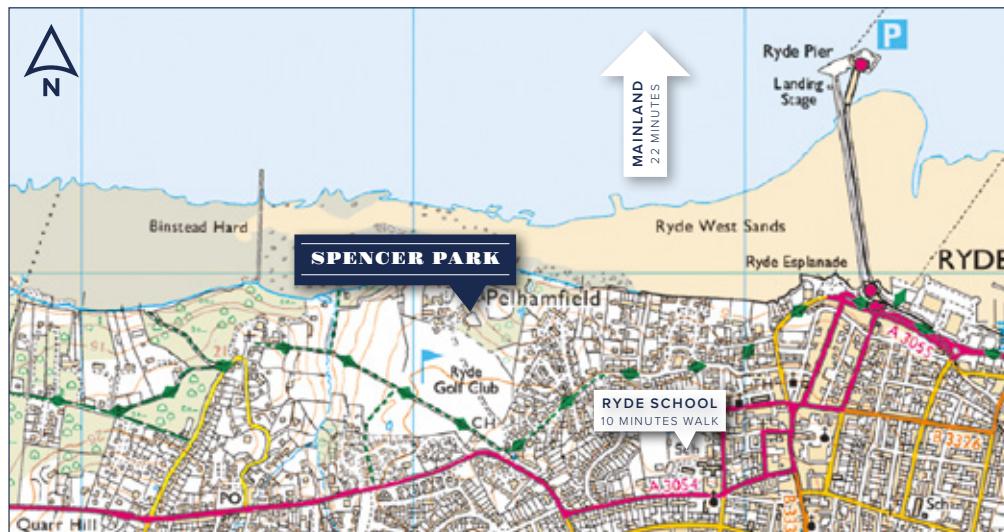
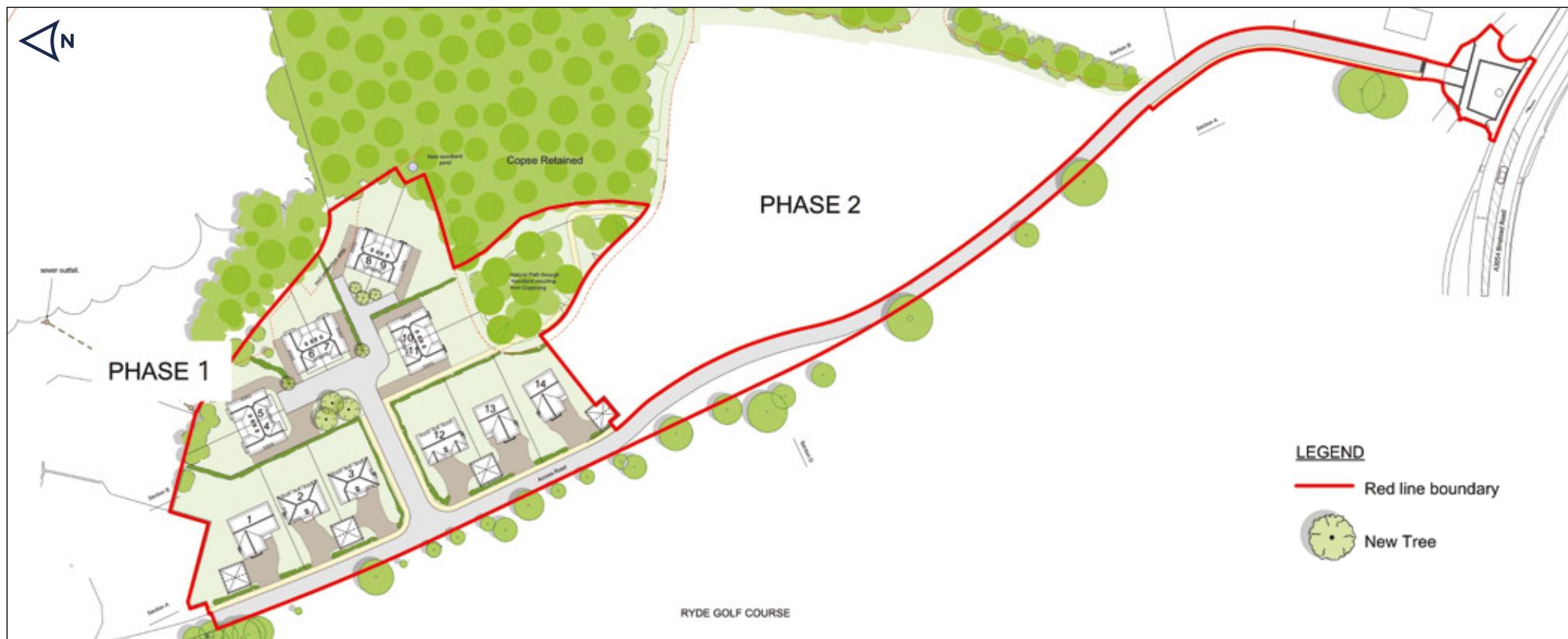


TYPE D

4 Bedroom | 2 Bathrooms

2,075 sq.ft | 193 sq.m







Grove House, Sherbourne Street
Bembridge, Isle of Wight, PO35 5SB
T: 01983 873000
E: bembridge@spencewillard.co.uk
spencewillard.co.uk

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.