



Maple Tree House
9a Northwood Drive | Ryde | Isle of Wight | PO33 3AQ

Seller Insight

“ We were delighted to build this beautiful house and it has been a lovely home and a place to bring up our family.

The location is ideal as we are very close to the centre of Ryde and can easily access the ferry for trips to the mainland while the children love going to the beach.

Ryde is a charming town with its quirky mix of Victorian architecture and traditional seaside entertainment. It includes a wide selection of independent shops, a plethora of bars, cafes and restaurants and, unlike some places on the island, it is a hive of activity all year round with a variety of events from the Classic Car Show and the August Bank Holiday scooter show to a selection of concerts. There are a number of great beaches around Ryde but Appley beach is stunning with long stretches of sand bordered by the park that includes Appley Tower and a playground for young children.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Maple Tree House

Whether you want to work from home, have inter-generational requirements or are looking to earn an income, this impressive detached family home offers it all. Built to a very high standard in 2011 by the current owners it includes four bedrooms, a stunning detached two-bedroom chalet annex and a separate, self-contained office. It is located at the end of a quiet cul-de-sac so is safe for children and pets but is only a short walk from the centre of Ryde, the seafront, the catamaran and hovercraft ferry and the golf course.

Set well back from the road the property is approached via a vast block paved driveway where you can park numerous cars and leads to the front door. With its attractive brickwork, varied roof lines and charming covered entrance the house has plenty of external appeal even before you step over the threshold. However, once inside the high-end finish, the light and bright ambience, the lovely contemporary design and muted colour scheme are immediately apparent.

The spacious entrance hall includes a useful understairs cupboard, access to a cloakroom and pale porcelain tiles that flow through to the simple stunning triple aspect L-shaped kitchen/diner that is where the family are likely to spend much of their time. The kitchen area has a peninsular breakfast bar with an AEG induction hob that provides a notional separation between the kitchen and dining areas. There are plenty of modern wall and floor units housing a variety of appliances including a built in AEG double oven, steam oven and microwave as well as an integrated NEFF dishwasher and space for an American style fridge freezer with laundry facilities in the adjacent utility room. Friends and family will all enjoy sitting down to a meal in the lovely dining area that is large enough to provide space for a sofa. There are three bi-folding doors to the wraparound decked terrace providing delightful views across the garden and, when these doors are pulled back, it really is like bringing the outside indoors. Glazed double doors lead from the hall into the dual aspect lounge with its attractive fireplace and log burner and,

when the doors are open, it provides a wonderful overall entertainment space with guests being able to spill out into the hall or stroll outside through the bi-folding doors. A good-sized landing leads to the contemporary family bathroom and four double bedrooms including the main bedroom with an en suite shower room and another with views across to the Solent.

A wide, wraparound decked terrace with a pergola covered seating and eating area provides a wonderful outdoor entertainment and relaxation space. The rest of the easy-to-manage garden is primary laid to lawn with a screened off large shed and storage area and is surrounded by high-quality fencing and a raised shrub bed.

The charming detached chalet was built in 2016 and is also light and bright and full of character. It has a large open plan living space including a very wide and quirky central archway, French doors to a private terrace and trendy distressed painted floorboards. The kitchen area provides space for a range cooker and has pale flat fronted grey units housing an integrated fridge, freezer, dishwasher and washing machine as well as a very useful larder and a gorgeous Welsh dresser.

The attractive principal bedroom includes fitted cupboards with sliding doors, a useful dressing area and a luxurious contemporary en suite wet room style shower room with fitted bathroom furniture while the second delightful double bedroom also has an en suite wet room style shower. Outside there is a sun terrace that is ideal for al fresco dining as well as a kitchen garden and close to a side gate that could provide a separate entrance. The chalet is ideal as a top-class holiday let or a lovely home for elderly relatives or adult children.

The detached garage has been converted into an excellent office space and has a vaulted ceiling, raised floor, new insulation and has been dry lined. It could also be used as a studio or games room and bar but is particularly ideal for anyone who works from home and doesn't want to be disturbed by activities in the home.







Travel Information

3.4 miles from Fishbourne to Portsmouth Ferry Terminal
 8 miles from East Cowes to Southampton Ferry Terminal
 1.7 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Medina Leisure Centre, Newport	7.5 miles
Lakeside Spa & Hotel, Wootton	3.8 miles
Ryde Golf Club, Binstead	1.4 miles
Westridge Squash & Golf Centre, Ryde	3 miles

Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8.2 miles (01983 822099)

Education

Primary Schools
 Binstead Primary School, Binstead
 Oakfield C of E Primary School, Ryde
 Fiveways Primary School, Ryde
 Dover Park Nursery, Ryde
 Greenmount Primary School, Ryde
 Haylands Primary School, Ryde
 St. Mary's Catholic Primary School, Ryde

Secondary Schools/Colleges
 Carisbrooke College, Newport
 Christ The King Upper College
 Medina College
 Ryde School with Upper Chine School, Ryde

Further Education:
 The Island VI Form
 Isle of Wight College

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport

01983 562341
 01983 563732
 01983 616272
 01983 562617
 01983 562165
 01983 563372
 01983 562000

01983 524651
 01983 537070
 01983 861 222
 01983 562229

01983 522886
 01982 526631

01983 522 917
 01983 524 634

Restaurants/Bars

Fishbourne Inn, Fishbourne
 The Fleming Arms, Binstead
 White Hart, Havenstreet
 The Sloop Inn, Wootton
 Cibo, Wootton
 Fumo 33, Ryde
 The Alamo, Ryde
 Monsoon, Ryde

These bars and restaurants are available within a 10-minute or less drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Osbourne House - East Cowes
 Puckpool Park - Puckpool
 Appley Tower & Beach - Appley
 Rosemary Vineyard - Ashe
 Wildheart Animal Sanctuary - Sandown

Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



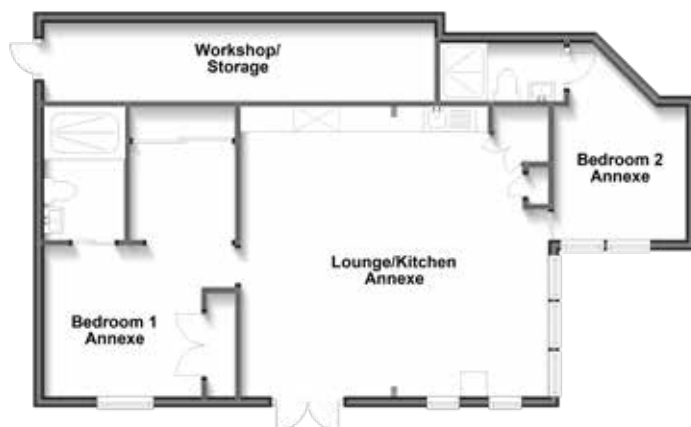
First Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



Annexe

Approx. 79.7 sq. metres (858.3 sq. feet)



GROUND FLOOR

Entrance Hallway	
Kitchen / Diner	20'9 x 16'3
Utility Room	
Cloakroom	
Lounge	25'8 x 12'6

FIRST FLOOR

Landing	
Bedroom 1	13'4 x 12'1
En-Suite Shower Room	
Bedroom 2	16'3 x 10'8
Family Bathroom	
Bedroom 3	12'6 x 11'11
Bedroom 4	10'8 x 9'8

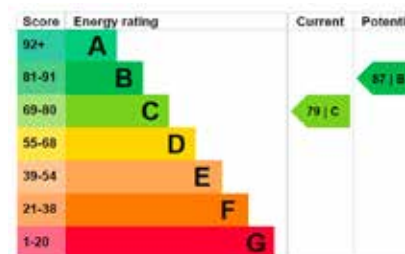
ANNEX

Annex Lounge / Kitchen	19'6 x 18'8
Annex Bedroom 1	10'1 x 9'6
En-Suite Shower Room	
Annex Bedroom 2	12'1 x 8'2
En-Suite Shower Room	
Workshop / Storage	

OUTSIDE

Driveway Parking	
Detached Studio / Office	16'3 x 10'3
Decked Terrace	
Rear Garden	

Council Tax Band: F
Tenure: Freehold





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