



Chris Cottage  
Quarr Hill | Binstead | Isle of Wight | PO33 4EH



# Seller Insight

“ Binstead is a lovely village on the outskirts of the seaside town Ryde. There is a gastro pub in Binstead serving quality food and drink, and a post office / convenience store for daily essentials. Quarr Abbey is a short walk away and a delightful place to walk and shop.

Binstead boasts its own woodland walks which stretch from Ryde Esplanade to Fishbourne. A little known beach at Binstead is ideal for sunny days and Ryde Golf course is just down the road for any keen golfers.

A few minutes' drive away is the traditional Victorian town of Ryde, with its quirky mix of Victorian architecture and traditional seaside entertainment that has a wide selection of independent shops, bars, cafes and restaurants.\*

\* 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

## Chris Cottage

This fabulous, three-bedroom property has been superbly updated to a very high standard by its current owners, including brand new bathrooms and remodelled kitchen. Set in a very generous plot, there is a lot to be appreciated outside upon approach. There's the sizeable, paved driveway with double-gated entry and ample parking for numerous vehicles, and an impressive wrap-around garden that's bordered at the front by an attractive rendered wall, finished beautifully with a vast array of mature plants and trees.

Inside, the benefits of this property continue to impress. The layout has been completely reorganised by the current owners, giving a clear divide, with the central hallway, between the bedroom and living areas, resulting in a much improved, more functional use of space. The principal bedroom is at the front of the house, with the triple glazing ensuring a sound night's sleep. There's an integrated, walk-in wardrobe and a gorgeous, newly appointed contemporary ensuite with a large, wet room style shower.

Adjacent is another good-sized double bedroom with integrated wardrobes, which is conveniently located next to the fabulous, recently installed family bathroom. Towards the rear of the property is a third double bedroom, which boasts another new ensuite shower room, plus it has the added advantage of its own external entrance – ideal for a young adult requiring independence.

Over to the living area side of the property and the open-plan kitchen is another impressive room that has benefitted from a brand-new refit; now boasting all integrated appliances of reputable brands including Neff oven, microwave and induction hob, and Bosch white goods. This, combined with a spacious dining area, is a lovely light area that enjoys dual aspect windows plus French doors leading into the adjoining conservatory. This flexible room is certainly a larger than the average conservatory and benefits from heating, making it a superb additional reception room.

Connecting both the conservatory and kitchen dining area, and accessible via both, is the main lounge. This is another light, spacious room and it benefits from a recently installed multifuel burning stove. Throughout the home are multiple integrated cupboards in addition to the wardrobes in the bedrooms, one of which is large enough to house the boiler as well as a washing machine, creating a mini utility room.

Outside, the garden is absolutely immaculate. Beautifully manicured lawn, a stunning mix of mature plants and trees, plus smaller areas sectioned off behind hedgerow screening adding yet more character. There are several, good quality sheds, both in the main garden and on the driveway, plus a greenhouse. And there's a lovely patio perfectly positioned for sitting back and taking in this delightful place. Binstead is a lovely village on the outskirts of the seaside town Ryde, benefitting from a convenience store, gastro pub, a farm shop and woodland all within easy distance of the property. It's well connected to Ryde and the island's principal town Newport, with regular and reliable bus routes passing by.









**Travel Information**

1.3 miles from Fishbourne to Portsmouth Ferry Terminal  
6 miles from East Cowes to Southampton Ferry Terminal  
2 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Seaview Yacht Club Seaview	4.6 miles
Ryde Golf Club, Ryde	0.8 miles
Royal Victoria Yacht Club, Fishbourne	1.5 miles
1Leisure Medina Centre, Newport	4.6 miles

**Healthcare**

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060
General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	6.1 miles) 01983 822099

**Education**

Primary Schools  
Wootton Community Primary School, Wootton  
Binstead Primary School, Binstead  
St Mary's Catholic Primary School, Ryde  
Haylands Primary School, Ryde  
Oakfield CE Primary School, Ryde  
Dover Park Primary School, Ryde

Secondary Schools/Colleges

Ryde Academy, Ryde  
Ryde School with Upper Chine School, Ryde  
The Bay CE School, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
The Island VI Form Campus, Newport  
Isle of Wight College, Newport

Learning Assisted Schools:

Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
St. Catherine's, Grove Road, Ventnor

01983 882505  
01983 562341  
01983 562000  
01983 563372  
01983 563732  
01983 562617

01983 567331  
01983 562229  
01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

**Entertainment**

Restaurants / Bars  
The Binstead Arms, Binstead  
Fishbourne Inn, Fishbourne  
Cibo, Wootton  
The Cedars, Wootton  
The Woodmans Arms, Wootton  
The Sloop Inn, Wootton  
Folly Inn, East Cowes  
The Lifeboat, East Cowes  
Bargemans Rest, Newport Quay

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

**Local Attractions / Landmarks**

Quarr Abbey - Binstead  
Osborne House – East Cowes  
Carisbrooke Castle – Carisbrooke  
Monkey Haven Primate Rescue Centre – Newport  
Butterfly World – Newport  
Roman Villa - Newport  
Amazon World Zoo – Newchurch  
Rosemary Vineyard – Ryde  
The Wildheart Animal Sanctuary – Sandown  
Bembridge Windmill - Bembridge

## Ground Floor

Approx. 155.7 sq. metres (1676.4 sq. feet)

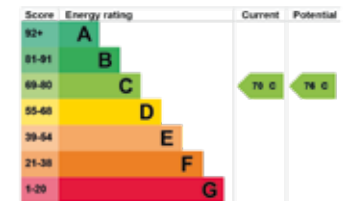


## GROUND FLOOR

Entrance Porch	
Hallway	
Lounge	20'7 x 11'11
Kitchen / Dining Area	23'9 x 12'9
Conservatory	22'3 x 12'3
Family Bathroom 1	8'9 x 6'2
Bedroom	15'2 x 11'6
En-Suite Shower Room	
Bedroom 2	11'10 x 11'8
Bedroom 3	11'10 x 9'10
En-Suite Shower Room	

## OUTSIDE

Gated Driveway  
Wrap Around Gardens  
Summer House  
2 x Greenhouses



Council Tax Band: E  
Tenure: Freehold

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