



11 Westfield Park  
Ryde | Isle of Wight | PO33 3AB

FINE & COUNTRY



# PROPERTY HIGHLIGHTS

*The property benefits from a private gated residents only slipway to West Sands beach, ideal for swimming, walks and other water sport activities.*









# Step inside

## 11 Westfield Park

This beautifully presented and impressively spacious home offers a wonderful balance of stylish living and serene coastal charm. Set within generous gardens and showcasing a thoughtfully designed layout, the property flows seamlessly from one light-filled room to the next, making it both practical and perfect for entertaining or peaceful day-to-day living.

A charming, sunlit front porch with attractive glazing and luxury vinyl flooring welcomes you into the home, offering an ideal space to sit and enjoy the morning light. Step inside to an expansive central hallway, immaculately finished with a skylight that fills the space with natural light. The hallway is not only a central hub but also features smart storage solutions and houses the home's modern, remotely monitored heating system.

The heart of the home is a fabulous dual-aspect lounge / dining room, flooded with daylight and boasting French doors that open out to the west-facing patio and gardens—perfect for summer afternoons. With stylish décor, this room offers both elegance and comfort in abundance. A staircase leads to a stunning upstairs sitting room, a highlight of the property, where panoramic views of the Solent stretch out before you. From cruise ships sailing across Southampton Water to peaceful views over the pier and East Sands, this room is a serene retreat and could easily serve as an additional bedroom or a luxurious home office.

The kitchen is equally impressive—well-proportioned and dual aspect, with a range of cream cabinetry, wood-effect countertops, and integrated appliances, including a dishwasher, gas hob, and double oven. Designed for both style and function, it leads conveniently to the garden and lounge areas, enhancing its role as the central gathering space of the home.

The sleeping accommodation is generous and versatile. The main bedroom is spacious and serene, offering built-in wardrobes and a luxurious new ensuite shower room finished in white metro tiles and grey wood-effect flooring. Two further double bedrooms are tastefully decorated, one with fitted storage and both benefit from easy access to a well-appointed family bathroom and a convenient cloakroom.

Outside, the property is equally attractive, with mature planting to the large front garden, a turning block-paved path leading through the rear garden complete with a patio, detached garage, shed, and extended driveway accessed from the far side of the park. This extensive outdoor space provides privacy, practicality, and potential.

Offering exceptional views, expansive and flexible living spaces, and immaculately maintained interiors throughout, this unique home presents an extraordinary opportunity to enjoy the best of coastal living in comfort and style.









**Travel Information**

3.6 miles from Fishbourne to Portsmouth Ferry Terminal  
8.6 miles from East Cowes to Southampton Ferry Terminal  
0.5 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	3.9 miles
Ryde Golf Club, Ryde	0.9 miles
Royal Victoria Yacht Club, Fishbourne	4.1 miles
1Leisure Medina Centre, Newport	7.3 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 Road, Newport	8.8 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  
Fumo, Ryde  
Michaelangelo's, Ryde  
The Duck, Appley  
The Boathouse, Seaview  
The Binstead Arms, Binstead  
Fishbourne Inn, Fishbourne  
Cibo, Wootton  
The Cedars, Wootton  
The Woodmans Arms, Wootton

These bars and restaurants are available within a 15-minute radius 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. 110.4 sq. metres (1188.5 sq. feet)



### GROUND FLOOR

Entrance Porch / Sun Room	9'2 x 5'1
Hallway	
Bathroom	
Bedroom 2	10'11 x 10'10
Bedroom 1	15'5 x 10'10
En-Suite Shower Room	
Bedroom 3	9'2 x 8'9
Cloakroom	
Kitchen	13'3 x 9'10
Lounge / Dining Room	19'10 x 17'3

### FIRST FLOOR

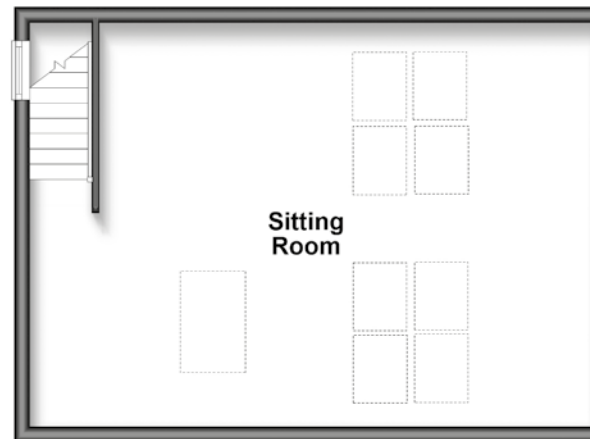
Sitting Room	23'5 x 17'10
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### OUTSIDE

Front Garden  
Driveway Parking  
Detached Garage  
Rear Garden

### First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Council Tax Band: E  
Tenure: Freehold



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