



4 Hollybush Close
Ryde | Isle of Wight | PO33 1GG

SELLER INSIGHT

“ We have genuinely loved living in Hollybush Close and it has been a wonderful place to call home. We chose the property off-plan as it was to be a quiet cul-de-sac of just 5 houses. It has always felt very peaceful, safe and there is a real sense of community here. Our neighbours are all friends so it has been a lovely environment to live in.

The location works incredibly well day to day. Although it feels tucked away and quiet we are only a few minutes' drive from Ryde town centre, the beach, the park and the ferry connections to the mainland which has made travelling and everyday errands very easy! There are good schools nearby, including Ryde School which has an excellent reputation. The area has local shops, bus stops and amenities within easy reach.

Inside, the house has been extremely comfortable to live in. Being a modern home, it is very energy efficient which has been a real benefit with running costs. The house stays warm in the winter and cool in summer, and overall, very easy to maintain.

The kitchen and dining area has been the heart of the home for us. It is a bright space with the doors opening out onto the garden, which makes it perfect for everyday family life as well as entertaining friends and family. The layout of the house also works really well, with a separate lounge for relaxing in the evenings and good-sized bedrooms upstairs.

Another feature we have really appreciated is the garden. It is surprisingly private for a modern development and backs onto woodland which gives a lovely green outlook with red squirrels and all kinds of birds living there. In the warmer months we spend a lot of time outside as it's a great place to sit and relax.

The driveway and garage have also been very practical providing plenty of room for parking as well as additional storage. The EV charging point is in the garage.

Overall, it has been a fantastic home for us quiet, comfortable, and very easy to live in and we will be sad to leave. We hope the next owners will enjoy living here just as much as we have!*

* 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

4 Hollybush Close

Tucked away in an exclusive cul de sac of just five homes, this beautifully presented four bedroom property offers the perfect blend of modern living, energy efficiency, and family friendly comfort. With a tranquil woodland backdrop, excellent kerb appeal, and the remainder of its 10 year new home guarantee, this is a rare opportunity to secure a home that feels as fresh and inviting as the day it was built.

From the moment you arrive, the generous frontage sets the tone. The driveway comfortably accommodates three vehicles, complemented by an integral garage equipped with an electric vehicle charging point, ideal for future proof, eco conscious living. To the rear, a private, fully enclosed garden provides a peaceful retreat, complete with a lawned area and patio perfect for outdoor dining, children's play, or simply enjoying the serenity and nature of the adjoining woodland.

Inside, the home continues to impress with its thoughtful layout and immaculate condition. The spacious kitchen/dining room serves as the heart of the home, featuring modern cabinetry, integrated appliances, and ample room for family meals or entertaining. A separate sitting room offers a cosy yet contemporary space to unwind, while the practical utility room and downstairs cloakroom add everyday convenience.

Upstairs, the well proportioned principal bedroom benefits from its own en suite shower room, creating a private sanctuary. Three further bedrooms, each generously sized, provide flexibility for family, guests, or home working. A stylish family bathroom completes the upper floor, ensuring comfort for all.

One of the standout advantages of this property is its potential. With ample space to the side of the house, there is scope to extend (subject to the necessary permissions), allowing future owners to tailor the home to their evolving needs. Whether you envision an additional reception room, or a home office, the possibilities are there.

Energy efficiency is at the forefront of this home's design, boasting an EPC rating of B, modern double glazing, gas central heating, and a well insulated loft. These features not only support sustainable living but also help keep running costs low.

The location is equally appealing. Just a five minute drive brings you to Ryde town centre, its sandy beaches, and a major superstore. Families will appreciate the proximity to local schools, including the highly regarded Ryde Private School. Main bus routes nearby offer easy access to both Ryde and Sandown, making commuting and leisure travel simple.

For those seeking a modern, low maintenance home in a peaceful yet convenient setting, this property delivers on every level. Move in ready, beautifully maintained, and offering room to grow, it is an exceptional choice for families and professionals alike.







Travel Information

4.3 miles from Fishbourne to Portsmouth Ferry Terminal
 8.8 miles from East Cowes to Southampton Ferry Terminal
 2.6 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

Seaview Yacht Club Seaview	2.6 miles
Ryde Golf Club, Ryde	2.1 miles
Royal Victoria Yacht Club, Fishbourne	4.2 miles
Westridge Golf Club & 1Leisure Centre, Ryde	1.2 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Argyll House Surgery, Ryde	01983 562955

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport – 8.9 miles
 (01983 822099)

Education

Primary Schools
 Ryde School with Upper Chine School, Ryde 01983 562229
 Wootton Community Primary School, Wootton 01983 882505
 Binstead Primary School, Binstead 01983 562341
 St Mary's Catholic Primary School, Ryde 01983 562000
 Haylands Primary School, Ryde 01983 563372
 Oakfield CE Primary School, Ryde 01983 563732
 Dover Park Primary School, Ryde 01983 562617

Secondary Schools/Colleges
 Ryde Academy, Ryde 01983 567331
 Ryde School with Upper Chine School, Ryde 01983 562229
 The Bay CE School, Sandown 01983 403284
 Carisbrooke College, Newport 01983 524651
 Christ The King Upper College, Newport 01983 537070
 Medina College, Newport 01983 861222
 The Island VI Form Campus, Newport 01983 522886
 Isle of Wight College, Newport 01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St. Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
 The Duck, Ryde
 The Dell, Puckpool
 RT Grill, Ryde
 Michaelangelo's, Ryde
 Fumo, Ryde
 Angel Steakhouse, Ryde
 The Boathouse, Seaview
 The Old Fort, Seaview
 The Binstead Arms, Binstead
 Fishbourne Inn, Fishbourne

These bars and restaurants are available within a 10-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
 The Wildheart Animal Sanctuary – Sandown
 Bembridge Windmill - Bembridge
 Robin Hill Country Park - Downend

Ground Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



GROUND FLOOR

Entrance Hallway	
Sitting Room	17'5 x 11'8
Kitchen / Dining Room	18'5 x 14'3
Utility Room	
Cloakroom	

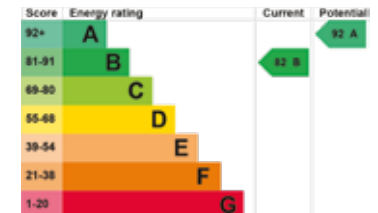
FIRST FLOOR

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

OUTSIDE

- Front Garden
- Driveway
- Garage
- Rear Garden

Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed:



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