



12 Quarr Close  
Binstead | Isle of Wight | PO33 4EN

FINE & COUNTRY

# Seller Insight

“ We bought this house 30 years ago and it has been a wonderful home to bring up our children and now our grandchildren enjoy coming to stay. However, we feel it is time to downsize and move to something smaller. During our time here we have extended the property to become the spacious family home it is today. Originally it was the location that drew us to the house. It is very conveniently located, but because it is in a cul-de-sac it is very quiet and peaceful and, as we have close boarded the perimeter of the property, it is also very secure for children and pets. The area is a haven for wildlife and we know we shall miss that very much.

There are delightful walks to the seafront, to Quarr Abbey and to Ryde as well as to the local Ryde private school. There is a general store and post office in the village and if you want a meal out but don't want to drive there is always the Fleming Arms gastropub, while local education is also available at the Binstead primary school.

Ryde is a fascinating 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. There are also excellent educational facilities with both private and state schools available.”\*

\* 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

## 12 Quarr Close

This large detached family home stands in about a third of an acre of grounds on a corner plot in a semi-rural location, but within walking distance of Ryde and the ferry at Fishbourne. It was originally built in the late 1960s and extended more recently and provides plenty of flexible accommodation. The property is set back from the road and approached via a wide forecourt that leads to the double garage and where you can park three or four cars. There is a path flanked by a front lawn and attractive steps up to the double front door and porch that opens into the spacious and welcoming entrance hall.

The good size, dual aspect kitchen/dining room includes ceramic floor tiles and sliding patio doors to the main terrace. It has attractive units housing two built in ovens, a microwave and a dishwasher as well as an American fridge freezer, whilst still leaving plenty of room for a large table and chairs where you can happily entertain family and friends. There is also a study for anyone working from home as well as a large playroom that could always be used as a formal dining room if required.

An inner hall provides access to the double garage, cloakroom, storage cupboards and utility room that has an external door, so is ideal if you want to bring dogs in for a clean up after a muddy walk. This hall also has multi-pane glazed double doors to the dual aspect and well-proportioned lounge that has sliding doors to the patio

The charming staircase leads to a very wide galleried landing with windows at each end providing delightful views and where you could always put a desk, gym equipment or a seating area. It leads to a family bathroom with a corner bath and a separate double shower room as well as to five double bedrooms including the main bedroom with its en suite shower room and large wardrobes. Another bedroom was originally two singles so the central stud wall could always be reinstated if needed to make six bedrooms.

Outside there is the main terrace leading from the kitchen and lounge for al fresco dining as well as a more private side patio for sunbathing. The grounds are mainly laid to lawn with trees and shrub borders as well as a small wooded area that is ideal for youngsters to camp out in or play hide and seek.







### Travel Information

1.7 miles from Fishbourne to Portsmouth Ferry Terminal  
6.4 miles from East Cowes to Southampton Ferry Terminal  
3 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

Medina Leisure Centre, Newport	5.9 miles
Lakeside Spa & Hotel, Wootton	2.2 miles
Ryde Golf Club, Binstead	1.1 miles
Westridge Squash & Golf Centre, Ryde	3.7 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	6.6 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  
Wootton Community Primary School, Wootton

Secondary Schools/Colleges  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Ryde Academy, Ryde  
Ryde School with Upper Chine School, Ryde  
The Island VI Form, Newport  
Isle of Wight College, Newport

Learning Assisted Schools  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
Clatterford Tuition Centre, Newport  
Thompson House Tuition Centre, Newport

01983 562341  
01983 563732  
01983 616272  
01983 562617  
01983 562165  
01983 563372  
01983 562000  
01983 882505

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

01983 522 917  
01983 524 634  
01983 524 680  
01983 539 967

### Entertainment

Woodman's Arms, Wootton  
The Cedars, Wootton  
Fishbourne Inn, Fishbourne  
The Fleming Arms, Binstead  
White Hart, Havenstreet  
The Sloop Inn, Wootton  
Cibo, Wootton  
The Breeze, Island Harbour

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  
Amazon World Zoo - Newchurch  
Osbourne House - East Cowes  
Puckpool Park – Puckpool  
Appley Tower & Beach – Appley  
Rosemary Vineyard - Ashley  
Wildheart Animal Sanctuary – Sandown



## GROUND FLOOR

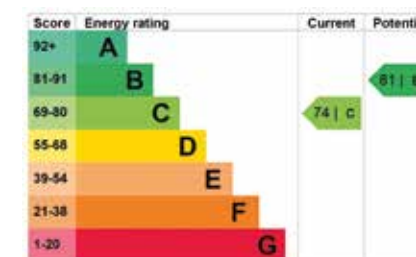
Entrance Porch	
Inner Hallway	10'6" x 7'11"
Kitchen / Dining Room	20'1" x 11'9"
Study	9'10" x 8'11"
Play Room	11'5" x 9'8"
Hallway	
Cloakroom	
Utility Room	10'7" x 5'3"
Lounge	16'3" x 16'1"

## FIRST FLOOR

Landing	18'9" x 9'9"
Bedroom 1	16'1" x 14'11"
En-Suite Shower Room	
Bedroom 2	16'1" x 8'7"
Shower Room	7'4" x 7'2"
Bedroom 3	11'11" x 9'11"
Bedroom 4	11'10" x 8'8"
Family Bathroom	6'11" x 6'11"
Bedroom 5	9'1" x 8'3"

## OUTSIDE

Front Garden  
Double Garage  
Rear Garden





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