



29 Fishbourne Lane
Fishbourne | Ryde | Isle of Wight | PO33 4EZ

FINE & COUNTRY

Seller Insight

“ We bought the house because of the excellent location and it also provided for our inter-generational needs but we now feel it is time to downsize. We have been delighted to refurbish the property throughout so that all new owners need to do is install their furniture as it has been upgraded from top to bottom. It is very quiet and peaceful being set back from the lane yet it is only a short walk to the ferry and only a street away from Wootton Creek. We can stroll down to the beach in a few minutes and there is an excellent gastropub at the end of the road that provides wonderful food. We are not far from Ryde while there are regular buses that go to Newport and can take children to the nearby schools.

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 and a nearby golf club for golfing enthusiasts.”*

* 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

29 Fishbourne Lane

Sweeping through an impressive curved brick wall entrance onto a very spacious frontage, where you can park at least seven or eight cars, you have your first glimpse of this delightful property. With its newly rendered cream coloured exterior, cathedral style dormer windows, attractive pitched roof porch and wood front door, the house has immediate kerb appeal. It has been upgraded and completely refurbished inside and out and this is particularly apparent as you walk into the large, dual aspect and open plan family space that includes a new and contemporary kitchen as well as seating and dining areas with high end and hard-wearing laminate flooring and bi-folding doors to the rear terrace.

The kitchen includes a central island/breakfast bar as well as a selection of flat fronted white and grey units housing a variety of appliances including an induction hob with an automatic extractor, a built in high-tech double oven, an integrated dishwasher, larger fridge and matching freezer. On the other side of the house there is a very large utility room and cloakroom that not only includes laundry facilities but also has fitted units housing another dishwasher and fridge/freezer and is ideally located for outdoor entertaining and barbecues.

The utility room is adjacent to a study. This is usefully sited just inside the front door so if you are working from home and have business visitors they do not need to venture into the main part of the home. Alternatively, it would be possible to adapt the utility room and study into a small annex for an elderly relative, if required. There is also a good-sized lounge with French doors to the terrace and a log burning stove you can cosy up to on a cold winter's evening.

On the first floor you will find a modern family bathroom with a bath and separate shower as well as four bedrooms with vaulted ceilings and dormer windows including the dual aspect main bedroom and en suite shower room.

The rear garden includes a terrace that spans the width of the property and a raised decked seating area. The rest of the easy to manage fenced garden is primarily laid to lawn interspersed with mature trees and shrub borders.







Travel Information

0.4 miles from Fishbourne to Portsmouth Ferry Terminal
5.2 miles from East Cowes to Southampton Ferry Terminal
3.8 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	4.6 miles
Lakeside Spa & Hotel, Wootton	0.9 mile
Ryde Golf Club, Binstead	1.9 miles
Westridge Squash & Golf Centre, Ryde	4.5 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 Ryde, Newport	(5.3 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
Medina College
Ryde School with Upper Chine School, Ryde
The Island VI Form
Isle of Wight College

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

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 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

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

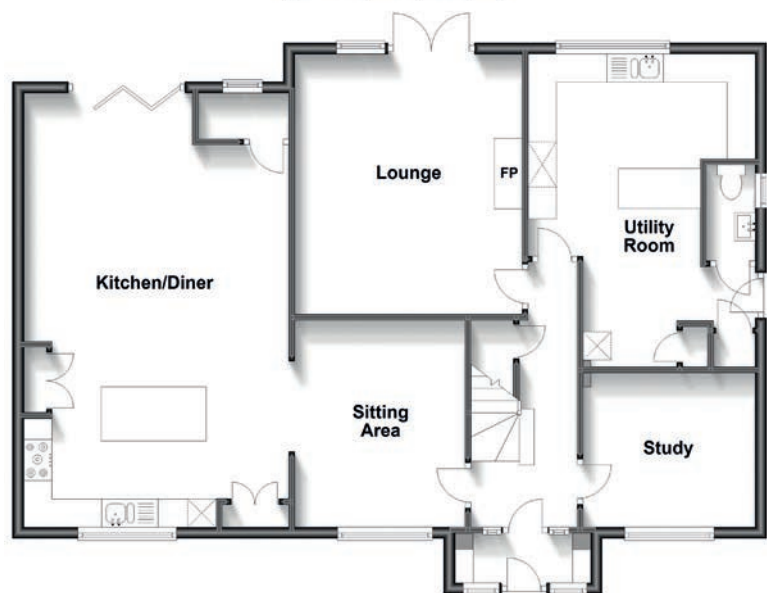
These bars and restaurants are available within a 10-minute or less drive of this home.

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 - Ashey
Wildheart Animal Sanctuary - Sandown

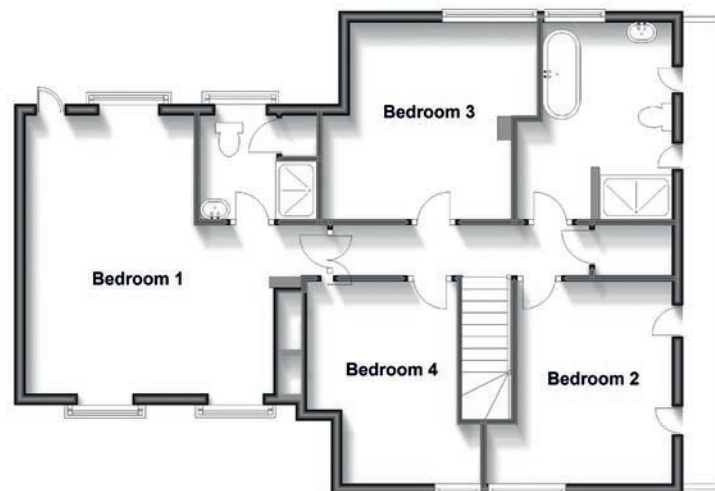
Ground Floor

Approx. 108.1 sq. metres (1163.6 sq. feet)



First Floor

Approx. 80.0 sq. metres (861.4 sq. feet)



GROUND FLOOR

Entrance Porch	
Hallway	
Study / Bedroom 5	10' x 8'11
Utility Room	18'1 x 12'11
Cloakroom	
Lounge	15' x 13'3
Sitting Area	12' x 10'
Kitchen / Diner	25'3 x 15'9

FIRST FLOOR

Landing	
Bedroom 1	17'3 x 16'8
En-Suite Shower Room	
Bedroom 2	12'1 x 11'
Eaves Storage	
Bedroom 3	11'8 x 11'5
Bedroom 4	11'9 x 9'2
Family Bathroom	

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
28 St James Street, Newport, Isle of Wight PO30 1HY

