



117, St. Edmunds Walk

Ryde, PO33 4JJ



Beautifully renovated, this fabulous four bedroom family home offers spacious, modern and naturally light interiors with the added benefit of a large garden with a cabin, driveway parking, and a garage.

- Spacious detached family home
- Contemporary finishes throughout
- Beautifully maintained and updated
- Flowing layout perfectly suited to modern living
- Peaceful setting with countryside walks nearby
- Four bedrooms and a family bathroom
- Integral garage and driveway parking
- Large garden with a patio and a cabin
- Sought-after, convenient location
- Close to amenities, schools, and travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Offering a fantastic opportunity to acquire a beautifully renovated four-bedroom family home, set within one of the most convenient and sought-after locations on the island. Located just a short distance from plenty of high street amenities, the property is also situated just a short drive from the car ferry. Built circa 1970, this fabulous family home has been extensively renovated to offer modern interiors, well-suited for modern-day life. The accommodation comprises an entrance hall leading to the ground floor cloakroom, the living room and the dining room. The dining room leads to the utility room, the kitchen, and the garden. The first floor is accessed from the living room and leads up to a landing space providing access to four bedrooms and the family bathroom. Outside is a generous, sunny garden which makes the most of its sunny west-facing position and enjoys a large patio as well as a large grassed area and access to the cabin. The property offers an integral garage and driveway parking.

St Edmunds Walk is perfectly located for the wide variety of village amenities available in Wootton, which include a supermarket, doctor's surgery, dentist, primary school, pubs, restaurants and takeaways. Wootton is conveniently situated midway between the seaside town of Ryde, with its stunning beaches and fast links to the mainland, and the county town of Newport, with its vibrant shops, cinema and restaurants. The property is within walking distance of some wonderful woodland and coastal surroundings, offering a choice of bridle paths and waterside walks. The location of the property gives easy access to both car ferry routes, connecting the Island to Portsmouth and Southampton. The fast passenger crossing, from Ryde to Portsmouth Harbour, has regular rail connections to London Victoria and Waterloo.

Welcome to 117 St Edmunds Walk

Boasting far-reaching views from its elevated position on St Edmund's walk, this fabulous home offers parking to the front of the home, and a pathway leads up to the front door.

Entrance Lobby

The smart composite door opens into the entrance lobby, which provides space to store coats and shoes as well as muddy boots from long ambles in the countryside. Each of the rooms are finished with characterful, solid wood doors, which continue through the property. There is access to the ground-floor WC.

Cloakroom

Comprising a WC and a wall-mounted hand basin, this handy cloakroom features a large fitted cupboard, ideal for shoe storage. With an obscure glazed window to the front aspect, the space is naturally light and features an anthracite heated towel rail.

Living Room

Finished with a beautiful light wood herringbone flooring, this lovely room boasts a window to the front aspect with far-reaching views over Wootton and beyond. With built-in understairs storage, the room offers plenty of space to arrange living room furniture as well as benefitting from underfloor heating.

Dining Room

Semi-open plan from the living room, this wonderful dining room offers ample space for a dining table as well as additional dining room furniture. A large glazed sliding door opens onto the fantastic patio, plus there is access to the kitchen and utility from here. The space benefits from underfloor heating.

Utility Room

Making up part of the single garage, this fantastic utility room offers storage space with some base, wall and tall cabinets with a wooden worktop which integrates a sink and offers space and plumbing for two appliances including a washing machine.

**Kitchen**

Beautifully arranged to offer a modern kitchen with plenty of storage and integrated appliances, including a dishwasher, a double electric oven, and induction hobs with an extractor fan over. With two windows and a stable door to the rear aspect, the kitchen space also offers an alcove for an American-style fridge freezer.

First Floor Landing

The carpeted stairwell leads up to the first-floor landing, which leads to four bedrooms and the family bathroom.

Bedroom One

Currently set up as a dressing room and office, this fabulous double bedroom benefits from two windows to the front aspect with stunning views over Wootton and the surrounding countryside.

Bedroom Two

Enjoying natural light and views over the surrounding countryside from the window to the front aspect, this double bedroom is beautifully finished and offers space for bedroom furniture.

Bedroom Three

Enjoying views to the rear aspect, over the garden, this double bedroom is neutrally finished and features neutral carpet.

Bedroom Four

Utilised as a single bedroom, this double bedroom features a window to the rear aspect and is finished with a brick-effect feature wall.

Bathroom

Finished with stunning modern wall tiles and a tile effect vinyl flooring, this family bathroom is equipped with a shower over bath, a WC, a wall-mounted vanity hand basin, and a wall-mounted cabinet for storage. An obscure glazed window to the rear aspect fills the room with natural light, and a chrome heated towel rail keeps the room cosy.

Garden

Mostly laid to lawn, this fantastic outdoor space benefits from a large patio area to one side, which enjoys sunshine through most of the day. The patio creates the perfect setting for dining al fresco style, enjoying a good book, or entertaining. Featured in one corner of the garden is a large cabin, plus there is space for a shed for storage, if desired.

Cabin

Situated at one end of the garden, this fantastic cabin provides a versatile space to utilise in any way. Currently set up as a home office, this cabin has been insulated and benefits from power and lighting as well as electric underfloor heating, double-glazed windows and French doors opening onto a raised decking area.

Garage

The garage up-and-over door opens into the garage space, which is currently utilised for storage. The garage features plumbing for an additional washing machine, as well as power and an external power socket.

Parking

A driveway to the front of the property offers off-road parking for up to three vehicles.

117 St Edmunds Walk presents a fantastic opportunity to acquire a beautiful family home with plenty of space for the whole family, a lovely garden, and driveway parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details



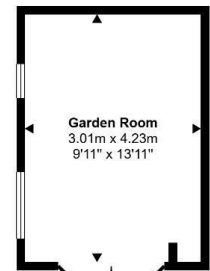
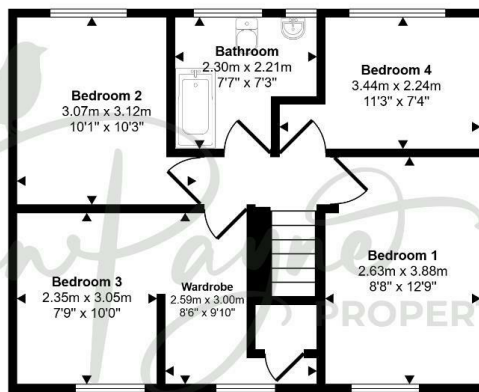
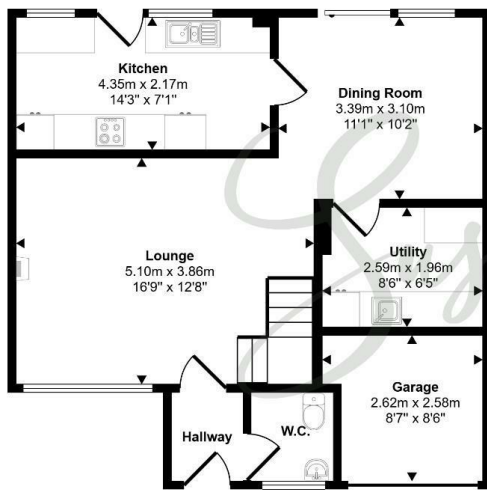
Tenure: Freehold

Council Tax Band: D (approx. £2,433.63 pa – Isle of Wight 2025/2026)

Services: Mains water, drainage, gas, water

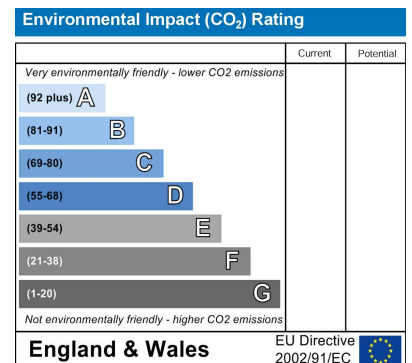
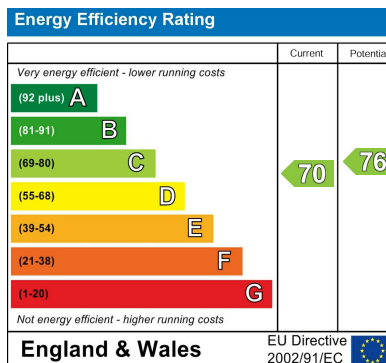


Approx Gross Internal Area
120 sq m / 1295 sq ft



Garden Room
Approx 13 sq m / 137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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