

## Ryde, Isle of Wight



- **2 Bedrooms with master en-suite**
- **Fully furnished**
- **Overlooking fishing lakes**
- **Parking available for multiple vehicles**
- **Countryside views**



## About the property

Situated in the peaceful and tranquil Roebeck Country Park, this modern luxury woodland lodge is surrounded by beautiful scenery and countryside. This home is positioned on the outskirts of Ryde. The town is just a 10 minute drive giving access to restaurants, boutique shops, cinema, beaches and high speed transport to the mainland.

Arriving at Lodge 12 East, you're immediately met with a stunning outlook overlooking the fishing lake and down through the picturesque Ashey Valley. Pulling up to the Lodge, there is parking available for two vehicles and a private decking area to sit and dine al-fresco.

Internally, the woodland lodge will come fully furnished and will be ready for the new owner to enjoy straight away. The open plan living and kitchen arrangements are well thought out and the perfect space for social/entertaining for the whole family. The kitchen is fully fitted with integrated appliances.

There are two double bedrooms, with the master having a walk in wardrobe and modern fitted shower en-suite. The second bedroom also boasts an impressive walk in wardrobe, which is complemented by a family bathroom within the inner hall.

## Accommodation

### GROUND FLOOR

Lounge/dinning/kitchen 24'0 x 19'4

Inner hall

Bedroom 1 15'5 x 9'5 en-suite

Bedroom 2 9'5 x 8'7 walk in wardrobe

Bathroom

### OUTSIDE

Private Decking/Balcony Area

Parking for two Vehicles

Communal Grounds & Lakes

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**