

Wootton Bridge, Ryde, Isle of Wight



- **Stunning, Four-Bedroom Detached Family Home**
- **Stylish Kitchen/Diner Open Plan To A Large Sunroom**
- **Beautiful, Well-Established Expansive Gardens**
- **Private Driveway Parking & A Garage**
- **Positioned In A Highly Desirable Village Location**



About the property

A Beautifully Renovated Four-Bedroom Period Home with Expansive Gardens in Wootton Bridge

Situated along one of Wootton Bridge's most popular residential roads, this impressive four-bedroom period home offers a wonderful blend of character, contemporary style and generous living space, both inside and out. Beautifully renovated to a high standard, the property is ready to move straight into and presents an exceptional opportunity for families seeking a home with room to grow, entertain and enjoy for years to come.

Ideally positioned within easy walking distance of Wootton High Street, the property enjoys convenient access to a range of local amenities, including doctors, dentists, public houses and a handy Tesco Express. For those who enjoy the great outdoors, the nearby Woodside Bay offers beautiful coastal scenery, picturesque walks and access to a stunning coastal path, making this an ideal location for those who appreciate the Island's natural beauty.

Upon arrival, the property immediately impresses with its substantial driveway providing ample off-road parking, complemented by a garage. The grounds are equally appealing, with access to both sides of the property adding practicality and convenience.

Internally, the home has been thoughtfully modernised, creating a stylish and welcoming environment throughout. The spacious kitchen-diner forms the heart of the home, offering an excellent space for family life and entertaining. This flows seamlessly into a conservatory overlooking the rear garden, providing a wonderful connection between the indoor and outdoor living spaces.

A large, tastefully presented lounge offers a further generous reception area, finished in a contemporary style that balances comfort with modern living. Completing the ground floor are a useful utility room and a separate downstairs WC, adding valuable practicality to the layout.

Upstairs, the property boasts four well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those working from home. A particularly appealing feature is the arrangement of two separate staircases serving the first floor, offering an unusual degree of flexibility and the potential to create more independent living or sleeping arrangements if required. The first floor is further complemented by a family bathroom and a separate shower room.

Outside, the property truly comes into its own. The generous grounds offer an abundance of space for children to play, keen gardeners to enjoy and families to entertain throughout the year. The substantial rear garden features a beautiful Japanese-style Koi carp pond, creating a tranquil focal point and a distinctive feature rarely found in family homes.

Further enhancing this exceptional outdoor space is a large workshop/chalet-style studio with its own veranda, offering exciting possibilities for a hobby room, creative studio, home office or additional recreational space, subject to any necessary consents. There is also a charming treehouse, sure to be a favourite with younger family members. With such expansive grounds, there is ample room for everyone to find their own space while enjoying the garden together.

Having been cherished by the previous owners for over 20 years, this is a home with a wonderful sense of longevity and the potential to become the setting for many more happy memories.

Combining generous accommodation, high-quality renovation, versatile living arrangements, extensive gardens and a sought-after Wootton Bridge location, this distinctive period home offers a fantastic opportunity for buyers looking for a property that is as practical as it is full of character.

Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle this wonderful home has to offer.

Local Authority - Isle of Wight Council
Council Tax Band - E
Tenure - Freehold

Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen Diner 22'8 x 11'9
- Conservatory 15'5 x 14'1
- Utility Room 8'1 x 7'
- Downstairs WC
- Lounge 22'8 x 15' into bay

FIRST FLOOR

- Landing
- Bathroom
- Shower Room
- Bedroom 1 15'2 x 12'
- Bedroom 2 12' x 11'11
- Bedroom 3 12' x 10'5
- Bedroom 4 10'4 x 6'
- Landing with Spiral Staircase to Lounge

OUTSIDE

- Front Garden
- Driveway Parking for Several Vehicles
- Garage 16'7 x 9'6
- Side Access
- Large Rear Garden
- Workshop/Chalet-Style Studio 20'7 x 10'2
- Treehouse
- Japanese Style Koi Carp Pond

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

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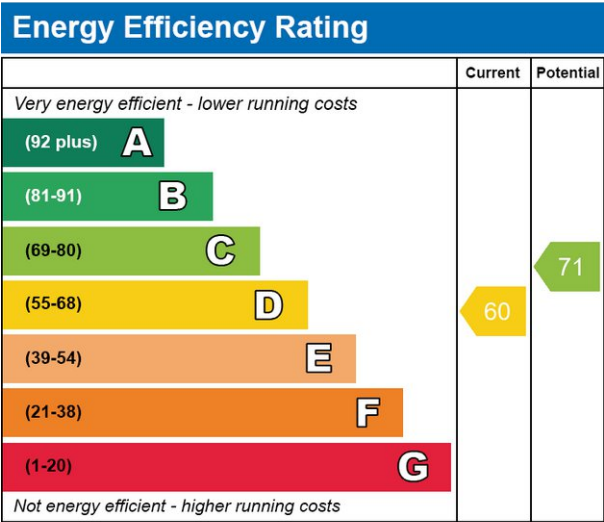
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk



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