

# LARCHWOOD HOUSE

4 Brocks Copse Road, Wootton Bridge



COUNTRYHOMES

— Hose Rhodes Dickson —

# LARCHWOOD HOUSE

## 4 Brocks Copse Road, Wootton Bridge PO33 4NP

Ryde 4 miles, 3.5 Newport miles, Cowes 8 miles, Yarmouth 14 miles (All distances approximate)

A stunning detached house constructed with a combination of natural stone and larchwood elevations creating a stylish contemporary home. Larchwood House is set in a quiet location with grounds backing onto fields and enjoying far reaching countryside views towards the Solent beyond. The property was completed in 2015 to a high specification with a LABC warranty and provides a wonderful five bedroom family home. Throughout the property there are aluminium sealed unit double glazed windows and doors, oak grooved internal doors, solid oak flooring and halogen downlighters to the ceilings throughout. The use of roof windows and large glazed sliding doors allows plenty of natural light to flood into the property. A gravel driveway to the front provides plenty of parking with an attractive terrace, garden to the rear with gateway to a paddock (approx. one third of an acre).

Wootton Bridge with its hotel, restaurant and spa complex, shops and eateries is within a half mile walk. Ryde School (private) is within a short drive at the Victorian coastal town of Ryde with its sandy beaches, boutique shops and restaurants.

### GROUND FLOOR

**COVERED ENTRANCE** Larchwood panelled walls with recessed downlighters to a wood panelled ceiling. Large double glazed French doors with matching glazed side panels to:

**ENTRANCE HALL** A light and spacious entrance to the house with solid oak flooring which continues through the whole of the property. Door to inner hall and family room. Built in under stairs cupboard. Door to bedroom 2. Access to the front terrace via two sets of glazed sliding doors.

**CLOAKROOM** Low level wc. Hand basin with monobloc tap to a high gloss drawer unit. Chrome heated towel rail.

**BEDROOM 2** Windows to rear. Radiator. Door to bedroom 4. Door to:

**EN-SUITE BATHROOM** Tiled bath with shower attachment over. Quadrant tiled and glazed shower cubicle with riser and rainfall shower head. Handbasin with monobloc waterfall tap to a high gloss drawer unit. Low level wc. Tiled floor and part tiled walls. Chrome heated towel rail.

**BEDROOM 4** A double room with built-in wardrobes to one wall with sliding doors, hanging space and shelving. Window to rear. Part vaulted ceiling with roof windows. Door to bedroom 2.

**OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM** A fabulous open plan space providing a large sociable entertaining area with the kitchen/dining room at one end opening through to the living room with large glazed sliding doors to front and rear terrace flooding this room with natural light. The kitchen/dining area is fitted with high gloss contemporary units with white quartz effect work surfaces over incorporating a 1¼ bowl ceramic sink with mixer tap. Integrated full height fridge and freezer. Eye level Neff double oven and induction hob with contemporary curved

cooker hood over. Microwave and wine cooler. Central island with breakfast bar and built in storage with adjoining matching table. Part vaulted ceiling with glazed panels. Door to utility room. Double glazed sliding doors to the rear terrace and garden beyond. Opening through to the **LIVING ROOM** A good size dual aspect room with sliding doors, one giving access to the contemporary front terrace with space for outdoor seating and inset artificial lawn, the other to the rear terrace, ideal for al fresco dining and entertaining. Realistic electric fire to a stone effect.

**UTILITY ROOM** Single drainer stainless steel sink top with mixer tap. Plumbing for washing machine and space for a tumble dryer. Matching cupboards to kitchen with space for ironing board, Hoover etc. Extractor fan and radiator.

**FAMILY ROOM** A good size sociable room with two low sill windows overlooking the front. Extraction system. Built in cupboard housing the Sky system which runs throughout the house. Corner cupboard housing gas central heating Worcester boiler and hot water tank.

Stairs with contemporary glass banisters and concealed lighting. Window at half landing.

### FIRST FLOOR

A feature large glazed roof panel and galleried landing to the downstairs hallway with glazed panels flood this area with natural light.

**MASTER BEDROOM** A good double room with windows to front. Built in cupboards to under eaves storage. Door to **WALK-IN WARDROBE** with light and hanging space. Door to:

**EN-SUITE BATHROOM** With contemporary freestanding bath. Hand basin with monobloc tap to a high gloss cupboard unit. Low level wc. Tiling to one wall and co-ordinating floor tiles. Separate shower with drench head and riser and glazed door. Roof light. Heated chrome towel rail.

**BEDROOM 3** A double room with opening roof light. Built in wardrobe. Door to:

**EN-SUITE SHOWER ROOM** Large walk in shower with rainfall head and riser. Hand basin with monobloc tap to a unit with high gloss doors. Low level wc. Tiled floor. Chrome heated towel rail. Extractor fan.

**SITTING ROOM/BEDROOM** A lovely large room with vaulted ceiling enjoying stunning views across the paddock to fields, woodland and the Solent beyond. Glazed sliding doors with Juliet glazed balcony. Roof light. Opening through to:

**STUDY** Again with roof light. Space for cupboard.

### HEATING

There are radiators throughout the property which are supplied by a Worcester gas boiler situated in the cupboard in the family room.

### OUTSIDE

A five bar wooden gate leads to the gravelled parking area for several cars at the front of the house. An attractive terrace with space for outdoor seating is accessed from the hallway and living room with inset artificial grass. Wooden sleepers with raised grass area and mature hedging. Wooden gate to the rear garden with a terrace which spans the rear of the property, an ideal spot for al fresco dining and entertaining, with lawn beyond. Mature hedging screens the property. **SUMMERHOUSE**. A five bar gate gives access to the **PADDOCK**. Outside lighting and electric points.

**COUNCIL TAX** Band F

**EPC RATING** B

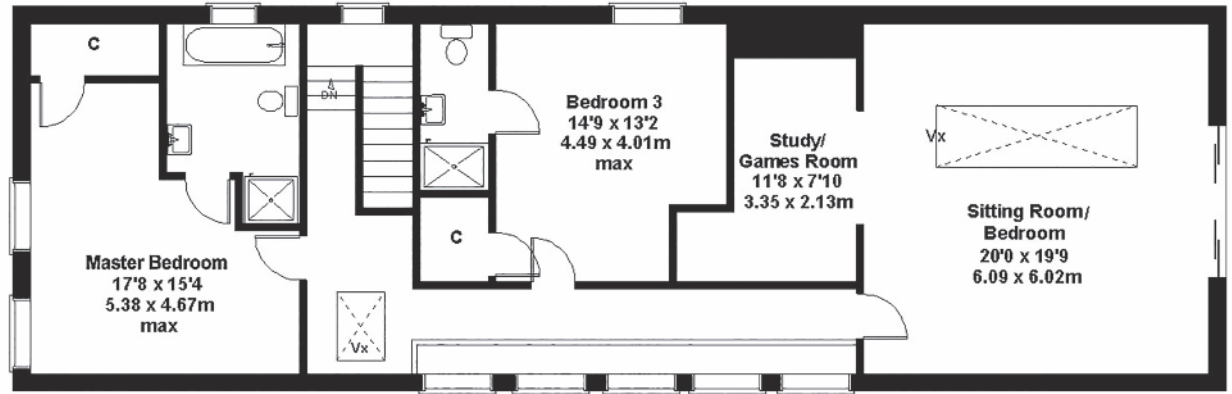
**TENURE** Freehold

**SERVICES** Mains electric, water and gas. Private drainage.

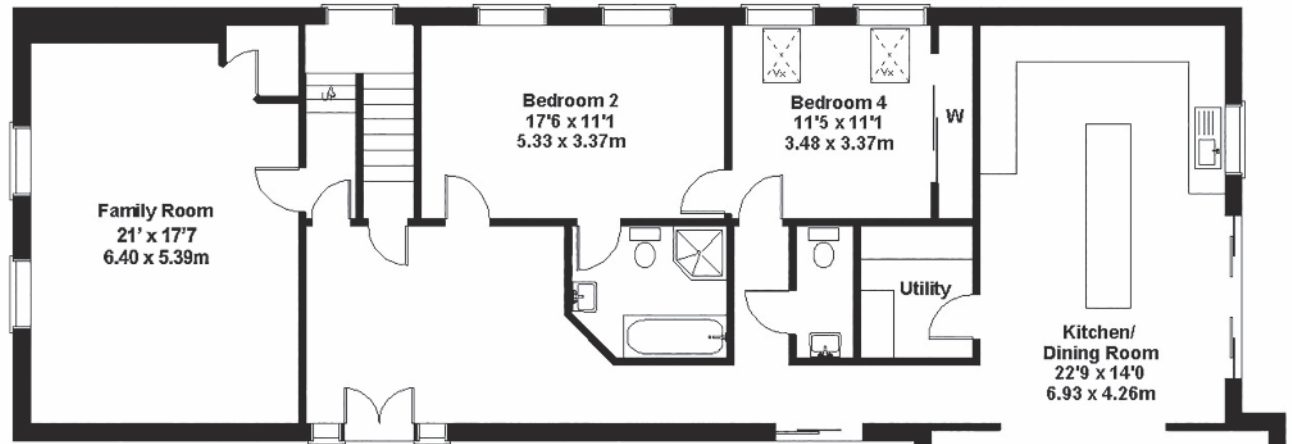
### AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared May 2017





**FIRST FLOOR**



**GROUND FLOOR**



**Living Room**  
19'11 x 19'3  
6.07 x 5.86m

**Approximate Gross Internal Area**  
3,301 sq ft - 307 sq m

# COUNTRYHOMES

by Hose Rhodes Dickson

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