

WOODSIDE

CHURCH ROAD, WOOTTON BRIDGE, RYDE, ISLE OF WIGHT, PO33 4PZ



COUNTRYHOMES
— by Hose Rhodes Dickson —

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Fishbourne 2 miles, Newport 3.8 miles, Ryde 4 miles, Cowes 8.5 miles, Yarmouth 12 miles (All distances approximate)

Tucked away towards the end of Church Road in the popular village of Wootton is this attractive barn conversion. The home offers spacious accommodation comprising a super size living room which opens onto the garden, kitchen/diner and WC on the ground floor with galleried landing, four bedrooms (master en-suite), and family bathroom at first floor level. Benefits include sealed unit double glazed windows and an oil fired central heating system. Externally there is ample off road parking on a block paved driveway, a detached double garage, a large paved patio and a good size lawned garden from which views of the neighbouring church can be enjoyed.

Wootton Bridge offers a good variety of shops and amenities which include Tesco Express, Spar, Doctors Surgery, Public Houses, Community Centre and Primary School. The picturesque Wootton Creek is also close by.

Front door with full height glazed windows to either side into -

ENTRANCE HALL 11' 4" x 20' 2" (3.45m x 6.15m)
Staircase to first floor with under stairs storage cupboard. Flagstone flooring. Telephone point. Radiator. Central heating thermostat. Doors off to -

CLOAKROOM Space for hanging coats. Flagstone floor. Door into -

WC Low flush WC with obscured cistern. Wash basin. Extractor fan. Flagstone floor.

LIVING ROOM 25' 4" x 17' 0" (7.72m x 5.18m)

A large room enjoying a dual aspect via sealed unit double glazed windows to the front and side and through two doors which give access to the garden. Five wall light points. Television aerial point. Telephone point. Two radiators. Large brick chimney breast with wooden beam.

KITCHEN/DINER 19' 2" x 17' 10" (5.84m x 5.44m)

Fitted with a matching range of wall and base units with wooden work surface over incorporating a Butler sink. Space for range style electric cooker. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Sealed unit double glazed window to the front overlooking the driveway, garden and church beyond. Flagstone floor. Radiator.

FIRST FLOOR GALLERIED LANDING Access to roof space. Door to linen cupboard. Doors off to -

BEDROOM 1 18' 3" max x 17' 6" max (5.56m x 5.33m) A large double room enjoying a dual aspect via sealed unit double glazed windows to the front and side. Two radiators. Range of built in wardrobes. Door to -

EN-SUITE SHOWER ROOM 6' 9" x 8' 7" (2.06m x 2.62m) Fully tiled and fitted with a suite comprising walk in shower cubicle, wash basin set in vanity unit and low flush WC. Chrome ladder style radiator. Extractor fan.

BEDROOM 2 8' 11" x 16' 4" (2.72m x 4.98m)

A double room with large Velux window to the rear. Radiator.

BEDROOM 3 13' 0" x 8' 5" (3.96m x 2.57m)

A double room with sealed unit double glazed window to the front enjoying views of the church. Radiator. Laminate flooring. Large walk in cupboard.

BEDROOM 4 10' 1" x 6' 10" (3.07m x 2.08m)

A single room with Velux window. Telephone point. Radiator.

BATHROOM 7' 2" x 8' 8" (2.18m x 2.64m)

Fitted with a suite comprising panelled bath with shower off mixer taps, wash basin and low flush WC. Velux window. Extractor fan. Chrome ladder style radiator. Linen cupboard housing the hot water tank.

HEATING

Oil fired central heating to a system of radiators supplied by the floor standing Potterton boiler situated in a brick built cupboard outside the front of the property.

OUTSIDE

A wooden five bar gate gives access to a large brick paved driveway which provides off road parking for several cars and leads to the detached double open garage with two UPVC double glazed windows and personnel door. The driveway extends to the front of the property to a paved patio area and a good size lawned garden from which views of the neighbouring church can be enjoyed. Oil storage tank. Outside tap.

EPC RATING: TBC
COUNCIL TAX BAND: G

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 September 2017.



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The Estate Office, 138 High Street,
Newport, Isle Of Wight, PO30 1TY

Newport: 01983 538090 **Ryde:** 01983 565658
countryhomes@hrdiw.co.uk www.hrdcountryhomes.co.uk



