

# WOOTTON MANOR FARM

CHURCH ROAD, WOOTTON BRIDGE, ISLE OF WIGHT, PO33 EPZ



COUNTRY HOMES  
— by Hose Rhodes Dickson —



Enjoying its peaceful surroundings, the attractive Grade II stone built Wootton Manor Farm stands at the end of Church Road and enjoys far reaching countryside views and from the rear large bedroom, Solent views. Built circa 1833 from stone quarried at Quarr Abbey, this substantial property benefits from large light rooms, with 6 bedrooms (2 en-suite) across the top two floors, in addition to two receptions and a large kitchen breakfast room and a large cellar. The gardens are large and mainly lawned with a raised terrace and numerous fruit trees. Plenty of room for a large family to enjoy themselves. Located on the outskirts of the bustling Village of Wootton with its numerous amenities, the location also offers quick and easy access to the County Town of Newport and the seaside town of Ryde with its sandy beaches, fast access to the mainland and Ryde School.

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

Flagstone steps leading up to the period arched door.

**ENTRANCE HALL** High ceilings and period skirting. Door to:

## CLOAKROOM

**KITCHEN/BREAKFAST ROOM** A spacious and light room with new double glazed wooden windows. There is a full range of wooden kitchen units with central kitchen island. Matching larder cupboard. Integrated double bowl stainless steel sink with mixer tap over. Integrated dishwasher. Space and plumbing for a 6 ring range cooker and extractor set within a feature inglenook and an American style fridge freezer plumbed in. Space for table.

**DINING ROOM** Dual aspect with feature ornate period fireplace with hand carved mantel and stone hearth. Original wood flooring, high ceilings and window shutters.

**SITTING ROOM** A superb family room with large bay window and French doors to the terrace. Glorious views over the extensive gardens towards Wootton Creek. Fireplace housing multi-fuel burning stove.

## INNER HALL

**UTILITY ROOM** Worktop with stainless steel sink and mixer tap over. Space and plumbing for washing machine and tumble dryer. **PANTRY ROOM** Housing the gas fired boiler.

**CELLAR** Steps down to a functional workshop/storage room with light and power.

## FIRST FLOOR

Ornate wood carved banister and spindle stairs rising to the half landing with access to the

## FAMILY BATHROOM

**BEDROOM 1** A dual aspect room with feature fireplace and fitted wardrobes.

## EN SUITE SHOWER ROOM

**BEDROOM 2** A large room with feature fireplace and bay window enjoying views towards the Solent.

**BEDROOM 3** Another double room with dual aspect and feature fireplace. Fitted wardrobes and drawers.

## EN SUITE BATHROOM

**BEDROOM 4** Fitted wardrobes and large cupboard.

## SECOND FLOOR

Two further **DOUBLE BEDROOMS** with velux windows. Access from bedroom 6 to the

**LOFT** A large space providing plenty of storage or extended accommodation subject to necessary planning consents.

**HEATING** Heating is provided by the gas fired boiler located in the Pantry.

## OUTSIDE

The property is situated at the end of a private lane in an elevated position overlooking glorious gardens to woodland beyond. A five bar gate gives access to a graveled driveway with parking for several cars. Ample paved terracing provides space for alfresco dining and entertaining. The lawned gardens amount to approximately 0.8 of an acre and are bordered by a mix of beech hedgerow, hawthorn and laurel. Further shrubs, plants and a eucalyptus tree to one side.

A large pond sits at the foot of the garden and is home to a family of ducks. A trellised archway leads to a large pitched roof workshop, greenhouses and a shed.

**Council Tax** Band F

**EPC Rating** B

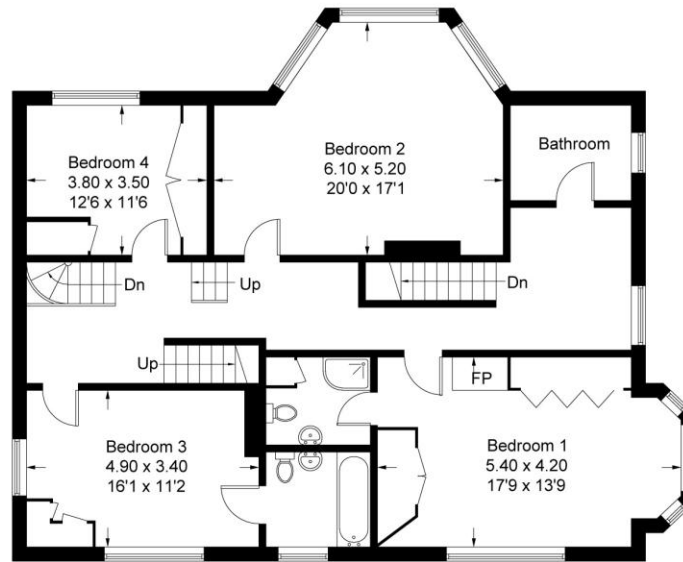
**Tenure** Freehold

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

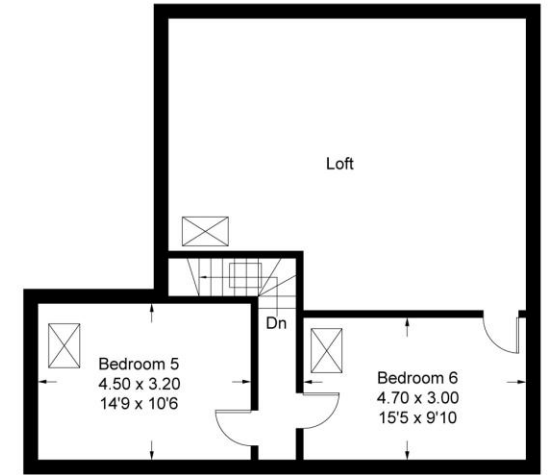
## AGENTS NOTES

*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 April 2016.*

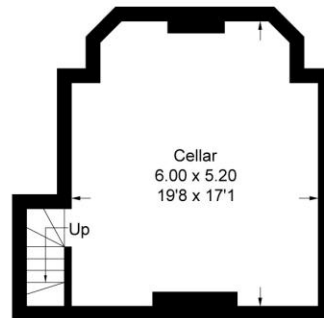
Cellar = 31.4 sq m / 338 sq ft  
Total = 365.9 sq m / 3938 sq ft



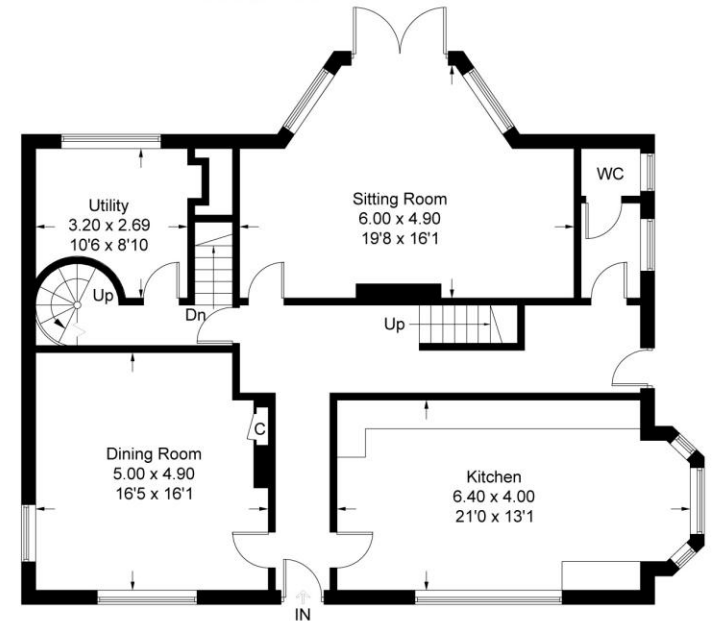
First Floor



Second Floor



Cellar



Ground Floor

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