

McCarthy
& BOOKER



4 Barge Lane, Wootton Bridge, PO33 4LB

Guide Price £535,000



Set over three floors with three well-proportioned bedrooms, plus a fourth which could also be a study/second reception room. With two modern bath/shower rooms, a generous sitting room, and modern kitchen.

This detached house offers a unique opportunity to enjoy serene creek views and the convenience of a private pontoon. With plenty of outside spaces, balcony, two garages and off road parking....a wonderful opportunity for those with multiple vehicles and need further storage/workshop.

A detached and versatile four bedroom home

Located with many differently purposed outside spaces so as to view Wootton Creek and includes a lawned garden, a patio, a summer house on a raised platform and a balcony the width of the property. Within the house are three bedrooms, large sitting room, two bath/shower rooms, a study or fourth bedroom and a quirky play room/office/additional storage off one of the bedrooms. There are two garages with further off road parking directly outside the property. This is a fantastic opportunity to purchase a home with the benefits of watery vistas, multiple garages and parking, storage areas and versatile use of rooms. There is lapsed planning for a side extension which could be reserected and extend this lovely home to your own needs including a self contained annexe or holiday accommodation (STPP).

Interior

A lovely home that spreads out over three levels, with versatile uses on all floors and is deceptively spacious.

Lower Ground Floor:

The large sitting/dining room is bright and sunny with a large window and doors that open out to the outside space. The kitchen has a multitude of base and wall units with an integrated double oven and four ring gas hob and space/plumbing for a washing machine and dishwasher. There is also a breakfast bar and room for a large American style fridge freezer.

A convenient cloakroom and storage cupboard is also found off the hallway.

Ground Floor:

A bright and airy entrance hall welcomes you and has wooden staircases leading up and down in this unique and quirky home. The family bathroom has a separate shower cubicle as well as a bath, basin and wc and is fully tiled throughout. The fourth double bedroom/study is a good size and looks out to the front of the property.

First Floor:

Three bedrooms can be found on this floor with access to the long sun deck balcony, in white wrought iron, from either end of the building. Between the two double bedrooms is a single bedroom, with the second double room having a small flight of steps up to a loft room which could be used as a play area or for further storage. The principal bedroom has an ensuite shower room, with all the rooms having great views and filled with natural light.

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Exterior

There are two garages at the property with a combined off road parking area for three vehicles. One garage is a double with electric doors, storage in the roof space and a workshop within, the other is a single with an 'up and over' door and more additional loft storage space.

The rear garden, which is mainly lawn, has plenty of individual 'areas' which are great to capture the views and sunshine at different times of the day.

The summer house, with power and light, is on a raised platform and with its elevated point and double doors is a simply fabulous space to relax. Adjacent to the house is a patio area which can access the sitting room and has a wooden tiled canopy, giving cover from either rain or sunshine. Further down the garden is a decked area giving another space to view the ever changing vista. The greenhouse is situated close to the rear access to the store room which then gives way to the single garage.

Pontoon

A very short walk from the property is a pontoon with your own personal space that is capable of mooring a 38ft craft. This has a power and water supply and the pontoon itself is only used by the residents of Barge Lane.

Wootton Bridge

A very well situated location, 3 mins (0.9 miles) from the Wightlink Fishbourne ferry and 11 mins (4.2 miles) to Red Funnel ferry terminal at East Cowes, it is equidistant between Ryde and the county town of Newport. Several pubs, including The Sloop and The Cedars, are in the high street along with various takeaway establishments, a Tesco Express and a very popular local Mediterranean restaurant. A doctors, dentist and veterinary surgery are also within the village giving a variety of amenities at your finger tips. Recreationally, there are many beautiful walks and cycling tracks in the surrounding area. For any water activities, the Royal Victoria Yacht Club is at the head of Wootton Creek. Lakeside is a 4* hotel with spa and restaurants that over looks the water and tranquil countryside, which can also be viewed from the carriages on the Isle of Wight Steam Railway which has a carefully restored station at Wootton.

Further Information

Tenure: Freehold

EPC: D

Council tax band: F

Gas central heating - new Worcester Greenstar 4000 combi boiler installed March 2025

Mains electricity, gas, water and sewerage

Mooring in Wootton Creek

Broadband : Wightfibre Full Fibre available

Double glazed throughout



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

