

# Westwood Lodge

Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP

£1,250,000  
FREEHOLD



Situated on the rural outskirts of Wootton Bridge, this enchanting lodge has been upgraded and extended by the current owner and offers versatile accommodation, beautiful gardens, private driveway parking and a double garage.

- Stunning detached period lodge filled with character
- Contemporary design combines with period charm
- Flexible accommodation with an open-plan layout
- Well-established gardens front and rear
- Network of rural and coastal footpaths on the doorstep
- Upgraded to a high standard throughout
- Three double-bedrooms and three reception rooms
- Large extension has created a fabulous living area
- Ample driveway parking and a detached double garage
- Close to local amenities and to mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1910 as the north gatehouse to the Westwood House Estate, Westwood Lodge retains the character of a stunning historical residence, and has been upgraded and extended by the current owners to create a home which perfectly blends contemporary design and period charm. In recent years a ground floor extension was added to the rear elevation, creating a fabulous living/dining space which is open plan to the kitchen, combining to provide a wonderfully social layout ideal for entertaining. This fully renovated property benefits from a versatile layout, which could be configured in a number of ways to suit a new owner.

Peacefully located on desirable Brocks Copse Road, a leafy tree-lined lane which connects the villages of Wootton and Whippingham, the Lodge is close to local conveniences and well placed for idyllic rural and coastal walking routes. The popular village of Wootton offers an abundance of amenities including a hotel with a fine dining restaurant, local stores that cater for food, wine and groceries, and there are some great takeaways, plus there are mooring facilities on the creek. Nearby services include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. The bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants, as well as the Independent Ryde School, is just a ten-minute drive away, and in the other direction is the county town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than five miles from the property. The Lodge is also ideally located for mainland travel links, with a regular car ferry service just two miles away and a high-speed foot passenger service only a fifteen-minute drive from the property. This home is also within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

Accommodation comprises a grand reception hall, which could serve as an additional living room, two en-suite double bedrooms, a drawing room, which could also be a fourth bedroom, a family bathroom, kitchen, utility room with a cloakroom, and a stunning open plan sitting/dining room on the ground floor, with a further double bedroom and ensuite shower room on the first floor. Outside, mature planting, wrap around lawns, a dining terrace, a driveway and a double garage complete this beautiful home.

### **Welcome to Westwood Lodge**

Approaching from popular Brocks Copse Road, a gravel driveway leads past the front lawn to the beautiful Edwardian façade, which is finished in an Arts and Crafts style, typical of the period and finished in a fabulous mix of soft grey timber and white render panels. Two steps ascend to the delightful portico porch, which comes complete with grand pillars, a period tiled floor and a lantern, and has a decorative, part glazed front door which leads into the reception hall.

### **Reception Hall**

*15'6 x 11'5 (4.72m x 3.48m)*

The reception hall is both grand and welcoming, with triple aspect glazing flooding this generously proportioned space with light. Parquet flooring is both practical and attractive, and combines perfectly with the fresh white walls, picture rail shelf and beautiful ornate open fireplace with a brick surround and hearth. Doors lead to the drawing room and to bedroom two, stairs lead to the first floor, and the entrance hall is open plan to the inner hall and to the kitchen.

### **Drawing Room/Bedroom Four**

*11'6 x 11'6 (3.51m x 3.51m)*

Beautifully presented in an elegant colour scheme with period features including a picture rail and a further ornate fireplace, complete with period tiling, and a plush neutral carpet. Dual aspect sash windows look over the driveway and lawn and a full height built-in cupboard provides useful storage. A hatch gives access to a loft, which has been boarded and lined, used by the current owners as a sail loft.



### **Inner Hall**

*15'4 x 5'5 (4.67m x 1.65m)*

The inner hallway connects the reception hall to the kitchen and leads on to bedroom one and to the family bathroom. There is a soft neutral carpet and white décor, and a perfectly positioned circular window frames a view across to the kitchen window and on to the rural landscape beyond.

### **Kitchen**

*11'6 x 10'6 (3.51m x 3.20m)*

Open and bright, the open plan kitchen comprises a fabulous mix of floor and wall units in a shaker style, finished in soft contemporary grey complemented by light granite-effect worktops, and under-cabinet and plinth lighting. There is an integrated composite sink and drainer with a mixer tap, wine cooler, an AEG double oven and an induction hob set beneath a picture window providing lovely rural views. There is also space and plumbing for a dishwasher and space for a fridge. The worktop flows around the room and forms a peninsula, neatly dividing the space and providing a social area. The kitchen is finished with a vinyl tile style flooring, which continues into an open lobby area, providing the perfect spot for coats and shoes, with a door leading into the utility area and an exterior door leading out to the driveway.

### **Sitting Room/Dining Room**

*31'4 x 11'6 (9.55m x 3.51m)*

This extremely generous room was created with the addition of the extension, and makes the most of the garden views from three large windows and a fabulous set of bi-fold doors. At the dining end, there is plenty of space for a large table and chairs, which aligns with the bi-fold doors and terrace beyond to create a true inside/outside ambience. At the spacious sitting room end, the room is arranged around an ornate fireplace which is home to an electric fire on a stone hearth. The sitting/dining room is finished with fresh white décor and a soft neutral carpet.

### **Utility Room and Cloakroom**

Perfectly positioned by the back door, the useful utility room benefits from a sash window, a roll-edged worktop with a cupboard under and an integrated stainless-steel sink and drainer. Beneath the worktop there is space and plumbing for a washing machine and a fridge or freezer, and the utility is also home to the Vaillant combi boiler. The room is finished with white décor over a hard-wearing tiled floor, which continues into the cloakroom. The cloakroom benefits from a window with frosted glass for privacy, and a dual flush low-level WC.

### **Bedroom One**

*14'8 x 11'6 (4.47m x 3.51m)*

This spacious bedroom is presented in fresh white, with a plush neutral carpet and a sash window framing a view over the lawn. Large, fitted wardrobes provide plenty of useful storage and a door leads into the ensuite shower room.

### **Ensuite Shower Room**

Fully tiled, with large white wall tiles, a contemporary black mosaic feature strip and stylish grey floor tiles, the ensuite is luxuriously appointed. There is a large walk-in shower, complete with rainshower head, a white vanity basin with a mixer tap, cupboards under and a mirror and light over, a white heated towel rail, a matching dual flush low-level WC and an extractor fan.

### **Bedroom Two**

*11'7 x 10'6 (3.53m x 3.20m)*

Twin aspect glazing fills the second bedroom with light and provides views over the driveway to the trees beyond. Bedroom two is finished in a neutral scheme including a soft carpet and a period picture rail.



### **Family Bathroom**

The family bathroom has a calming ambience and is presented in a similar scheme to the ensuite on this floor, with white wall tiles, feature mosaic and grey floor tiles, along with a white suite consisting of a full-size bath, pedestal basin with a mixer tap, heated towel rail and a dual flush low-level WC. The bathroom also benefits from two fitted cabinets, one of which is illuminated, and an extractor fan.

### **First Floor Landing**

A characterful turning staircase leads up to the first floor, with a small window on the landing, a neutral carpet and a door providing access to bedroom three.

### **Bedroom Three**

*11'7 x 10'3 (3.53m x 3.12m)*

Neatly separated from the rest of the house, bedroom three has a vaulted ceiling and a sash window with views towards the boundary trees. The bedroom is presented in a soft green and white scheme, with a picture rail and a period ornate fireplace, and the room is finished with a neutral carpet. Built in wardrobes provide lots of storage and there is a door to the ensuite shower room.

### **Ensuite Shower Room**

Neatly positioned, the shower room is perfectly formed, with a corner shower, dual-flush low-level WC with concealed cistern and a corner vanity basin with a mixer tap, cupboard under and mirror cabinet over. The ensuite also benefits from a window with frosted glass for privacy and a heated towel rail, and the room is finished with white tiled walls and timber effect vinyl floor.

### **Outside**

To the front, a gravel driveway sweeps between well-kept lawns, bordered by mature hedging and trees which really enhance the privacy of this home. The driveway continues around the house and leads up to a double garage, which has twin up-and-over doors, power and lighting and a useful side door. A paved path leads between the house and garage and on to the rear garden. A dining terrace is perfectly positioned outside of the bi-fold doors and provides a wonderful outside seating or dining area. Beyond the terrace, a large lawn wraps around the property, bordered by further well-established trees, shrubs and hedging. Immaculately formed hedges are kept low on the south-west border, providing the house and gardens with spectacular far-reaching rural views from the house and garden.

Westwood Lodge presents a rare opportunity to purchase a stunning period home which has been completely renovated in a sympathetic and contemporary style, set in a tranquil, convenient location on the outskirts of popular Wootton Bridge. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

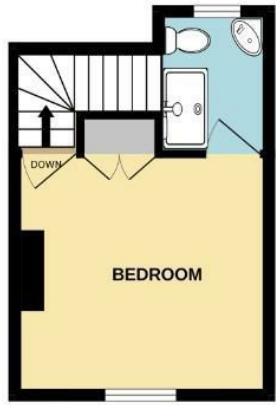
Services: Mains water, gas, electricity and private drainage



GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.

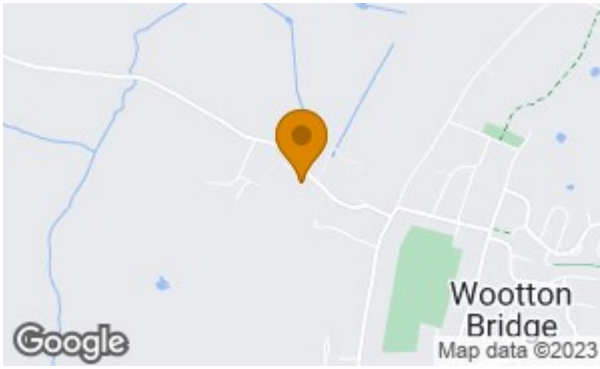



1ST FLOOR  
195 sq.ft. (18.1 sq.m.) approx.




TOTAL FLOOR AREA : 1632 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		61	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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