



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



128, High Street

Wootton Bridge, Isle of Wight PO33 4LZ



Set on a spacious plot, this five-bedroom property has been extended and renovated to create a fantastic family home with a flexible, flowing layout, a large rear garden, driveway and a substantial workshop/garage.

- Substantial, detached five-bedroom family home
- Contemporary kitchen-diner and separate utility room
- Front and rear driveways with large workshop/garage
- Well maintained and beautifully presented throughout
- Local village amenities on the doorstep
- Extended and completely updated by the current owners
- Versatile floorplan with ground floor annex potential
- Spacious, enclosed well-established rear garden
- Gas central heating and double-glazed windows
- Convenient for principal towns of Newport and Ryde

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

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Offering a convenient lifestyle with plenty of local amenities right on the doorstep, 128 High Street provides a fantastic opportunity to acquire a well-presented and maintained, substantial family home. Extended to the side and to the rear to create a modern, flowing layout with a glorious kitchen/diner at the heart of the home, the property also has a combination of separate utility room, shower room and bedroom on the ground floor, which could offer the potential to become an annex if desired. The entire property benefits from a range of upgrades such as a contemporary kitchen-diner, luxurious bathrooms, and fresh modern interiors featuring stylish décor and good-quality floor coverings throughout. Outside, a front driveway provides plenty of parking, and the large rear garden extends back to a substantial workshop, which can also be accessed from the rear via a lane from Church Road.

Popular Wootton Bridge offers an abundance of amenities including local stores that cater for food, wine and groceries, and there are some great places to eat out. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and vet. This sought-after village is one of the most convenient locations on the Island with the county town of Newport situated just a ten-minute drive from the property and the popular seaside town of Ryde located just four miles East in the opposite direction. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. The location is within close proximity to travel links, with a regular bus route serving the High Street, and mainland car ferry services from Fishbourne and East Cowes are both under a ten-minute drive away.

Welcome to 128 High Street

Set back from the road, with mature trees enhancing privacy, a driveway provides plenty of parking and sweeps to the characterful red-brick façade of No. 128. An oak frame porch adds character, and creates a welcoming entrance to the property.

Entrance Hall

extending to 24'9" (extending to 7.56m)

The spacious hallway is presented in a neutral tone with a floral feature wall and high-quality vinyl laminate flooring. A tiled entrance is both practical and stylish, and natural timber doors provide access to an understairs shoe cupboard, coat cupboard and a further storage cupboard. Stairs lead up to the first-floor, and doors lead into the lounge and the kitchen diner. There is an inner lobby, which could form an entrance into a separate wing of the house, currently comprising a bedroom, shower room and utility room.

Kitchen/Diner

19'2" x 18'5" max (5.86m x 5.63m max)

The stunning L-shaped kitchen/diner is the heart of the home. The kitchen is a fabulous mix of base and wall cabinets, in a combination of glossy woodgrain and cream, and complemented by luxurious granite worktops, sleek glass splashbacks, and intricately detailed LVT flooring. A 1.5 bowl ceramic sink and drainer has a pull-out mixer tap and is set beneath a window which provides a lovely view over the garden. Pop-up sockets are set into the worktops. Integrated appliances include a fridge, dishwasher, double oven and an induction hob with a contemporary hood over. From the kitchen, the open plan layout seamlessly connects to the dining area, which has plenty of room for a large dining table, with triple pendant lights over and large French doors to the rear garden.

Lounge

21'6" x 12'4" (6.57m x 3.76m)

The expansive lounge is light and bright, with a large box-bay window to the front aspect and a further window to the side. The lounge is finished in neutral tones with a floral feature wall, a plush neutral carpet and twin feature lights.



Ground Floor Bedroom

13'4" x 8'6" (4.07m x 2.61)

The spacious ground floor bedroom benefits from neutral décor and an attractive wood-laminate floor, and has a large window which fills the room with natural light and provides a view to the front aspect.

Ground Floor Shower Room

Presented in a stylish scheme with blue and white tiles and neutral walls over vinyl flooring, and with a large corner shower, compact wall basin and a matching dual-flush low-level WC, the ground floor shower room is conveniently positioned next to the ground floor bedroom. There is also a window to the side aspect with patterned glass for privacy and a useful large fitted cupboard.

Utility Room

9'7" x 8'6" (2.94m x 2.60m)

The utility room, which could also be combined to serve as a kitchenette to the ground floor bedroom and cloakroom, features fitted cabinets and worktops, with dark tiled splashbacks and a wood-laminate floor. There is a 1.5 bowl sink and drainer, a cupboard which houses the hot water cylinder, and the utility is also home to the Vaillant combi boiler. A window looks out to the rear and glazed French doors lead out to the garden.

First Floor Landing

20'9" x 7'8" (6.35m x 2.36m)

A decorative natural timber balustrade and carpeted staircase leads up to the first-floor gallery landing. The neutral décor and floral feature wallpaper continues to the landing, and doors lead to bedroom two, three, four and to the family bathroom, and an archway leads to a small lobby, with doors to a useful airing cupboard and a door to bedroom one.

Bedroom One

14'0" x 11'8" (4.27m x 3.58m)

The primary bedroom is spacious and light, with a window overlooking the back garden and soft, neutral décor and a feature wall. A door leads into an ensuite bathroom.

Ensuite

Tiled in white with a botanical motif, the ensuite features a beautiful freestanding slipper bath with a heritage style mixer tap, a matching pedestal basin and a traditional style WC. There is also a window to the rear and the ensuite is finished with a light vinyl floor.

Bedroom Two

Light, bright and spacious, the second bedroom is presented in neutral tones with a soft carpet and benefits from a window to the front aspect.

Bedroom Three

12'4" x 11'0" (3.77m x 3.37m)

Bedroom three is another well-proportioned room, with neutral décor and carpet, a window to the side aspect looking towards the village, and a large, built-in wardrobe.

Bedroom Four

13'6" x 9'2" (4.12m x 2.80m)

With a window to the front aspect, the fourth bedroom is presented in neutral tones and carpet, and has a window to the front aspect with views of the trees in the front garden.



Family Bathroom

The family bathroom is luxuriously appointed, with a white suite comprising a full-size bath with a central mixer tap and shower over, a dual-flush low-level WC and fabulous double vanity, with an abundance of storage, twin countertop basins and a fitted mirror. The bathroom is finished with contemporary grey tiling, mosaic detailing, a large heated chrome towel rail and a window to the front aspect with patterned glass for privacy.

Outside

To the front, a gravel driveway provides plenty of parking to the front and side of the house, surrounded by mature planting which enhance privacy. Secure gates lead to the rear garden. To the rear, a paved terrace spans the back of the house, leading to a brick-built shed and on to a path that leads up the garden. A terrace to the side provides a perfect outside seating or dining area, and the long, lawned garden is surrounded by well-established planting and trees, and is enclosed with a fence. The path continues through further trees to reveal a substantial double garage (7.03m x 6.41m), which has lighting and windows to the side. The garage can be accessed via a private unmade lane, and has further parking for several vehicles.

128 High Street presents an enviable opportunity to purchase a beautifully presented, well maintained home, set in an extremely desirable and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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