



# Cotswold Cottage

89A, Lushington Hill, Wootton Bridge, Isle of Wight PO33 4NR



**£795,000**  
FREEHOLD



This fabulous, generously proportioned detached chalet bungalow is set in a secluded, substantial plot, and comes complete with a driveway, garage, large gardens, a small paddock and a copse, and an outbuilding.

- Spacious detached four-bedroom chalet bungalow
- Outbuilding on a separate title providing annex potential
- Substantial driveway with a double garage
- Large lawn, paddock and enchanting woodland to the rear
- Convenient for principal towns of Newport and Ryde
- Versatile layout with multiple configuration options
- Hidden away in an extremely popular and convenient location
- New solar panels and woodburning stove enhance efficiency
- Close to the many amenities of Wootton Bridge
- Offered for sale chain free and ready to move into

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

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Originally constructed in the 1990s, Cotswold Cottage has been updated by the current owners and provides extremely spacious accommodation arranged over two floors. Currently configured as four bedrooms, the versatile floorplan could be arranged in a number of ways to suit a new owners requirements. The recent addition of solar panels and batteries, combined with the installation of a substantial woodburning stove, have dramatically reduced energy bills. To the front of the property, a large outbuilding, which benefits from a separate title and was once a living space, with historic water, gas and electricity supplies, offers additional potential to create an annex or guest accommodation.

Accessed via driveway from the neighbouring premises, Cotswold Cottage is completely private and well tucked away in a popular area of Wootton. 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. Lushington Hill is one of the most convenient locations on the Island with the county town of Newport situated just a 10-minute drive from the property and the popular seaside town of Ryde located just 4 miles in the opposite direction. There are many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Islandwide travel links, cinemas and community theatres. The location is also within close proximity to travel links, with a regular bus route serving Lushington Hill and a mainland car ferry service from Fishbourne as well as East Cowes both under a ten-minute drive away.

Accommodation comprises a welcoming entrance hall, spacious lounge, dining room, kitchen, utility room, a large primary bedroom complete with an ensuite, a second bedroom, cloakroom and bathroom on the ground floor, with two extremely spacious bedrooms and a large airing cupboard on the first floor.

### **Welcome to Cotswold Cottage**

A permanent Right of Access leads through the neighbouring property and on to double gates, which open to a sweeping gravel driveway. The driveway is surrounded by lawns and fabulous mature planting, and a path leads up to the charming façade of the house, with a storm porch sheltering the front door and creating a welcoming entrance into Cotswold Cottage.

### **Entrance Hall**

Fresh white décor and a tiled floor, complete with underfloor heating, combine in the entrance hall, which features an attractive stained glass feature window, stairs to the first floor with a storage cupboard under, and doors to the dining room, sitting room, kitchen, WC, bedroom four and to the bathroom.

### **Sitting Room**

*32'4" x 15'7" max (9.88m x 4.75m max)*

The impressive sitting room is a large room, presented in a chic green hue over a neutral carpet and with characterful beams. Triple aspect glazing fills the room with light, with a bay window to the front aspect, a window to the side aspect, and broad sliding doors providing a view over the rear garden and giving access to the terrace. The room is arranged around a large brick fireplace, which is home to a substantial woodburning stove, set on a dark tile hearth.

### **Kitchen**

*15'6" x 9'2" (4.74m x 2.81m)*

Subtle grey shaker style cabinets wrap around the room to make the most of the available space, and are complemented with dark worktops and a quarry tile style floor. A peninsula creates a social space, with room for bar stools, and there is a window overlooking the rear garden. Integrated appliances include a double oven and grill, induction hob with extractor hood over, fridge, freezer and dishwasher, and there is an inset 1.5 bowl sink and drainer with a swan neck mixer tap. A concertina door opens to the utility room and the space is warmed by underfloor heating.



### **Utility Room**

*15'6" x 4'9" (4.74m x 1.47m)*

The utility room is mostly tiled, including a quarry tile style floor complete with floor-drain, and has a bank of wall cabinets providing plenty of useful storage. There is ample space for a washing machine and dryer, and the utility room is also home to a Vaillant combi boiler. The space is also warmed by underfloor heating and a glazed door leads out onto the terrace.

### **Dining Room**

*15'6" x 9'8" (4.74m x 2.97m)*

The good-size dining room is presented in a fresh white scheme with a plush grey carpet, and has a window with views over the terrace and garden to the trees beyond. A door leads to bedroom one.

### **Bedroom One**

*20'11" x 14'7" (6.40m x 4.45m)*

Extremely spacious, the primary bedroom has stylish, soft grey décor and grey carpet, and benefits from large, glazed sliding doors which lead onto the terrace and provide wonderful garden views. There is a large bank of fitted wardrobes, complete with mirrored doors which further enhance the feeling of space and light, and there is a door to the ensuite bathroom.

### **Ensuite**

Another generously proportioned room, fully tiled in grey marble style tiles, with a window to the side aspect with patterned glass for privacy. The contemporary white suite comprises a full-size P-shaped bath with shower over and a sleek glass screen, twin vanity units, both complete with mixer taps and illuminated mirrors over and a concealed cistern WC. There is also fitted storage and a large, heated chrome towel rail, and the space is heated with underfloor heating.

### **Bedroom Four**

*14'6" x 8'11" (4.44m x 2.72m)*

Neutral décor and soft carpet combine with a deep bay window to the front aspect to create a light, bright room, currently arranged as a bedroom but could work equally well as a snug or office space.

### **Bathroom**

Presented in a stylish combination of dark floor tiles, neutral wall tiles and feature mosaic detailing, the large bathroom has an expansive walk-in shower complete with rainshower head, a contemporary floating basin with mixer tap and illuminated mirror over, and a matching WC. The bathroom also has a window to the front aspect with patterned glass for privacy, a heated chrome towel rail, and benefits from underfloor heating.

### **Cloakroom**

The useful, separate cloakroom is tiled to dado rail height, has a window with patterned glass for privacy, a pedestal basin with heritage style taps and a WC. Underfloor heating warms this space.

### **First Floor Landing**

A characterful turning staircase has an ornate balustrade and carpet runner and leads up to the first-floor landing, which has doors to bedroom two and three, and a door to the plant/airing room, which has a Vaillant boiler and hot water cylinder, and built-in shelving.

### **Bedroom Two**

*28'2" x 20'2" max (8.60m x 6.15m max)*

An exceptionally large room, which could offer potential for reconfiguration, this bedroom has double aspect dormer windows, with view over the front garden and over the rear garden and to the copse beyond. The second bedroom also features useful built-in under-eaves cupboards which provide an abundance of storage.



### **Bedroom Three**

*22'0" x 20'2" max (6.73m x 6.15m max)*

Another generously proportioned room, with double aspect dormer windows with lovely views to the front and rear aspects, and also has the benefit of built-in under-eaves storage cupboards.

### **Outside - Front**

The sweeping gravel driveway provides plenty of parking, and gives access to the double garage, outbuildings and continues to the side of the house to the paddock and copse. Lawns are surrounded by mature planting which further enhances privacy. A large greenhouse and raised beds, ideal for planting vegetables can be found here as well as an array of fruit trees including damson, pear and apple.

### **Garage**

*19'2" x 17'7" (5.86m x 5.38m)*

The double garage is substantial and features an electric up-and-over door, plenty of power sockets and lighting, and a window and door into the attached large carport. The roof of the garage and carport is home to 20 solar panels, and inside the garage are a bank of three Victron batteries, which really work well to reduce the energy costs of the property.

### **Outbuilding**

Previously used as a dwelling, and on a separate title, the outbuilding is currently used for garden storage and comprises a large main room (6.67m x 6.22m) with an up and over garage door, a bedroom (3.36m x 2.99m) and a bathroom (2.67m x 1.87m). There is also a large attached greenhouse (7.44m x 3.65m). The property benefits from electric and mains water, and previously had its own gas supply, and is currently in need of upgrading.

### **Outside - Rear**

A fabulous terrace has been recently upgraded and spans the rear elevation of the house, providing a wonderful outside seating and dining area - the perfect spot to watch the regularly visiting red squirrels. Steps lead down on to a beautiful lawn, with fantastic, well-established planting. Beyond the lawn, a small paddock has been fenced off, and beyond that there is an enchanting copse. The paddock and copse can both be accessed from the driveway, which has been extended to the side of the cottage.

Cotswold Cottage presents a rare and enviable opportunity to purchase a substantial home, tucked away in a private and popular location, presented in good order throughout and with the added benefit of further potential to suit a new owners requirements.

### **Additional Details**

Tenure: Freehold

Council Tax Band: F

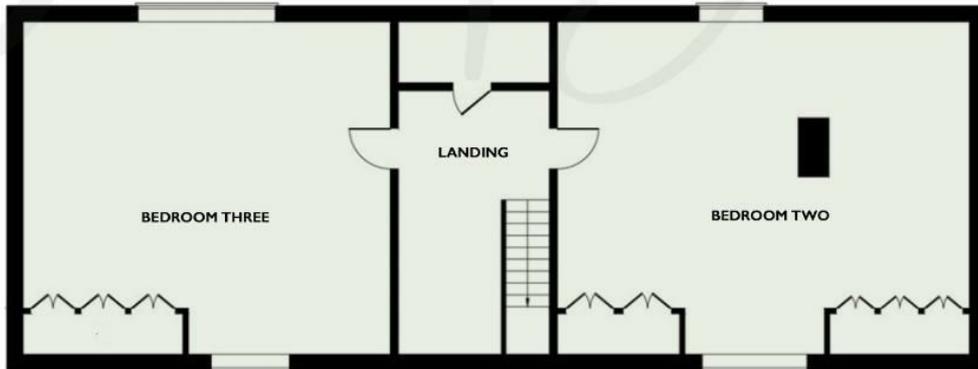
Services: Mains water, gas, electricity and drainage



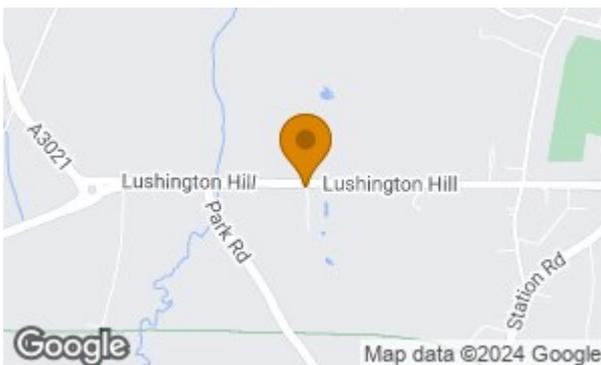
Floorplan for illustrative purposes only and not to scale



Ground Floor



First Floor



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 <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			
England & Wales		EU Directive 2002/91/EC	

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