



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# 29, Fishbourne Lane

Fishbourne, Isle of Wight PO33 4EZ



**£750,000**  
FREEHOLD



This stunning property has been extensively upgraded over the last two years to offer a beautifully presented, spacious home, with annexe potential, set in a desirable and convenient location.

- Stunning four/five bedroom detached chalet bungalow
- Plenty of private parking with a large gravel driveway
- Short walk to Fishbourne Beach and village amenities
- Flowing floorplan with a stunning open plan aspect
- Network of rural walks and cycling routes nearby
- Refurbished and updated throughout to a high standard
- Magazine standard décor and interior finishes
- Versatile layout with the potential to create an annexe
- Good size, well-maintained garden with mature planting
- Double-glazed windows and gas central heating

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

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29 Fishbourne Lane combines contemporary design, high-quality fixtures and finishes and a generous, flexible floorplan to create a luxurious home. The stylish interior features luxury wood-laminate flooring and plush carpets, a new kitchen and bathrooms, and elegant neutral décor, which all blend with an abundance of glazing to enhance the feeling of light and space. Accommodation comprises a welcoming entrance hall, a snug, glorious open-plan kitchen/diner, a separate sitting room, a bedroom/study and a large utility room complete with a WC on the ground floor, with four bedrooms, one of which is ensuite, and a family bathroom on the first floor. With a versatile ground floor layout, the utility room, which has a separate door to the side aspect, could combine with the study and sitting room to create a self-contained annexe.

Located just a short walk from the ferry port, the location of the property offers a convenient lifestyle for those essential trips to the mainland and is situated in the highly sought-after village of Fishbourne, set between Wootton Bridge and Binstead. The area benefits from the highly regarded Fishbourne Inn, a beach and local sailing club, and plenty of coastal and countryside walks including a cycle path which connects to Island-wide cycle routes. The village of Wootton Bridge, with its beautiful creek, is a short drive from the property and is one of the most convenient villages on the Island with local facilities including a primary school, community centre, a well-maintained recreation and sports ground, a health centre, a pharmacist and vet. Local stores cater for food, wine, and groceries, and there are some great places to eat. Furthermore, the bustling seaside town of Ryde, with its expansive sandy beaches, boutique shops, and restaurants, is just a ten-minute drive away, whilst in the other direction, the principal town of Newport has extensive amenities including a good range of High Street shops, supermarkets, restaurants and a cinema.

### **Welcome to 29 Fishbourne Lane**

From popular Fishbourne Lane, a red-brick wall enhances privacy and has a characterful curved gateway which leads onto the expansive gravel frontage of the property. The immaculate cream-clad façade of Number 29 perfectly complements the red tile roof to create a stylish, timeless look. A porch has a hardwood front door which provides a welcoming entrance to the property.

### **Porch**

The useful porch is perfect for muddy/sandy boots and coats and benefits from two windows to the front aspect, built-in benches and a hardwearing and attractive slate tile floor. A soft green multi-pane glazed door leads into the hall.

### **Hall**

*extending to 15'8" (extending to 4.80m)*

The quality of the renovation is immediately apparent from the hallway, which is presented in a beautiful blend of soft, neutral décor and high-quality oak-laminate flooring. Stairs lead to the first-floor landing and have a storage cupboard under, and doors lead to the snug, the sitting room, the utility room and to bedroom five/study.

### **Snug**

*12'1" x 10'0" (3.69m x 3.05m)*

The well-proportioned snug is filled with natural light with a large window to the front aspect and is presented in a neutral scheme over an oak-laminate floor. A large open archway connects to the kitchen/diner.





### **Kitchen/Diner**

*26'2" x 15'5" (7.98m x 4.70m)*

This spectacular open-plan kitchen/diner features twin-aspect glazing, with a window to the front aspect and fabulous bi-fold doors to the rear terrace and garden. The recently installed kitchen is located to one end and comprises a mix of grey gloss cabinets complemented with beautiful white granite worktops and contemporary brass hardware. An island is finished in a combination of dark grey cabinets and a granite waterfall edge worktop, with space for breakfast stools creating a wonderfully social area. The kitchen also benefits from high-quality integrated appliances which include a full-height fridge and freezer, a high-line double oven, dishwasher and induction hob with a matching hood over, plus there is an inset sink and drainer with a brass mixer tap set beneath the window. Beyond the kitchen, there is plenty of space for lounge and dining furniture, with the space arranged to maximise the stunning garden views from the bi-fold doors. A door leads into a large storage cupboard, which benefits from a window to the rear aspect.

### **Sitting Room**

*15'1" x 13'3" (4.60m x 4.05m)*

The cosy sitting room is arranged around a characterful chimney breast, which comes complete with an oak mantle and a woodburning stove, set on a slate hearth. Full-height glazed panels and a glazed door provide a lovely view and access over the rear garden, and the sitting room is finished with light, neutral décor over wood-laminate flooring.

### **Utility Room**

*18'1" x 13'3" max (5.53m x 4.06m max)*

Large and well-appointed, the utility room has an abundance of neutral, shaker-style base and wall cabinets, with dark roll-edge worktops, contemporary tile splashbacks and a slate tile floor. A window looks over the rear garden and has a composite sink and drainer with a mixer tap below, and there is space for a dryer and a nook for a washing machine. A cupboard neatly conceals the electrical consumer panel, a door leads into the WC and a door leads out to the side aspect.

### **WC**

Conveniently located on the ground floor, the WC is presented in a neutral colour scheme with a tiled floor and features a small window to the side aspect, a floating compact basin with a tiled splashback and a modern mixer tap and a matching dual-flush low-level WC.

### **Bedroom Five/Snug**

*10'0" x 9'0" (3.06m x 2.75m)*

Equally suitable as a snug, additional reception room, or as a ground-floor bedroom, this space has neutral décor, a soft neutral carpet and a window to the front aspect overlooking the driveway.

### **First-Floor Landing**

*extending to 15'0" (extending to 4.59m)*

The characterful turning staircase has a fresh white balustrade and plush carpet and leads up to the first-floor landing. A Velux window provides natural light, and a useful walk-in cupboard is also home to the Vaillant combi boiler. Doors lead to all four bedrooms and the bathroom.

### **Bedroom One**

*19'2" max x 15'3" max (5.86m max x 4.65m max)*

Spacious and light, the primary bedroom is generously proportioned and stylish, with fresh white décor, a vaulted ceiling, and twin-aspect dormer windows that provide a lovely outlook to the front and rear aspects. Built-in wardrobes maximise the available space, and a door leads into the ensuite.



### **Ensuite**

Presented in a blend of neutral walls and tiles, the ensuite has a window to the rear aspect with frosted glass for privacy, a heated chrome towel rail, a large walk-in shower, a contemporary pedestal basin with a mixer tap, and a dual-flush low-level WC, and a useful under-eaves storage cupboard.

### **Bedroom Two**

*12'2" x 9'2" (3.71m x 2.80m)*

The second bedroom is well proportioned, with a recess providing an ideal area for a dressing table or wardrobe, a window to the front aspect, neutral walls and carpet and access to a large under-eaves storage area.

### **Bedroom Three**

*11'8" x 11'7" max (3.57m x 3.54m max)*

Another good-sized room, bedroom three has a vaulted ceiling, a window looking over the rear garden, a recess for a wardrobe, and neutral décor and carpet.

### **Bedroom Four**

*12'1" x 9'0" (3.69m x 2.75m)*

The neutral décor and carpet continue into the fourth bedroom, which also has a window to the front aspect.

### **Family Bathroom**

The spacious family bathroom is contemporary and stylish, with fresh white walls and feature tiling, over a dark tiled floor. A white suite comprises a large, freestanding oval bath with a central filler, a floating basin with a mixer tap and a matching low-level WC with a hidden cistern. There is also a large, walk-in shower, a window with patterned glass for privacy, a tall, heated chrome towel rail and access to under-eaves storage.

### **Outside**

To the front, the large gravel driveway provides plenty of parking, is enclosed on either side with high-quality fencing and features a beautiful border with mature planting. A secure gate leads to the side aspect, which leads onto a paved terrace and raised deck, which provide a wonderful outside seating and dining area. From the terrace, the large garden is mostly laid to lawn, with well-established planting, trees and borders. A lower lawn is surrounded by mature planting which enhances privacy, and a further paved patio leads to a charming garden shed, set beneath mature trees.

29 Fishbourne Lane provides a fabulous opportunity to purchase a substantial family home, completely renovated and beautifully presented, and set in an extremely popular and convenient location in Fishbourne. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E (Approx £2802.59 for 2024/25)

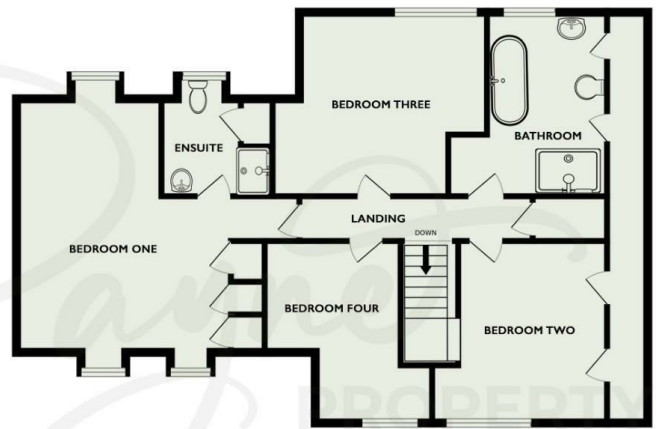
Services: Mains water, gas, electricity and drainage



Ground Floor



First Floor



*Floorplan for illustrative purposes only and may not be to scale*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Agent Notes:**

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