



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Copperwitch

31 Lushington Hill, Wootton Bridge, PO33 4NT



£550,000
FREEHOLD



Occupying a generous plot in a convenient location, this fantastic chalet bungalow benefits from spacious, naturally light interiors with three double bedrooms, two reception rooms, plus driveway and garage parking.

- Detached 1930's chalet bungalow
- Beautifully modernised and maintained
- Situated within a large plot of approx. one acre
- South facing gardens with large patio
- Driveway parking and a garage
- Three double bedrooms
- Spacious and naturally light interiors
- A garden chalet complete with a shower room
- Convenient location for amenities, mainland links, and schools
- Plenty of countryside walks on the doorstep

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Situated within a highly convenient location for mainland travel links, amenities, and countryside walks, this attractive double fronted property exudes charm with its Spanish yellow façade, large gravel frontage, and the greenery surrounding. The spacious accommodation within the chalet bungalow comprises a porch leading into the entrance hall which provides access to the ground floor bedroom, the wet room, a reception room, and the open plan kitchen diner which also provides access to the living room, and the large conservatory. From the entrance hall is the stairwell to the first-floor landing which leads to two additional double bedrooms. The garden hosts an abundance of wildlife with country birds, squirrels, and mammals within an acre plot presenting endless opportunities for the new owners whilst also featuring a chalet with additional accommodation, and a large shed.

Wootton offers an abundance of amenities including local stores that cater for food, wine and groceries, and there are some great places to eat and drink in the village. 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 vets. Lushington Hill 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 stopping just a stone's throw from Copperwitch and mainland car ferry services from Fishbourne or East Cowes are both just a few minutes' drive away.

Welcome to Copperwitch, 31 Lushington Hill

The attractive Spanish inspired, double fronted, chalet bungalow is situated in a setback position from the road with a gravel driveway and a garage to the side. There is access to the rear garden from either side and an obscure glazed door opens into the porch.

Porch

7'5" max x 3'4" (2.28m max x 1.04m)

Occupying a central position on the property, this handy porch space has obscure glazed panels to both sides and is finished with an integral doormat. The sliding front door opens into the entrance hall.

Entrance Hall

14'11" x 5'8" (4.57m x 1.73m)

This spacious entrance hall features the wooden staircase leading up to the first floor whilst providing a large understairs space, ideal for hanging coats and shoes. The space is finished with warm wall décor and a distressed wood effect laminate flooring.

Reception Room/Office

13'8" into bay x 11'4" (4.19m into bay x 3.46m)

Currently set up as an office, this fantastic reception room features a large built-in wardrobe and boasts a box bay window to the front aspect, allowing plenty of natural light into the space. The space could be utilised as a sitting room, dining room, bedroom, or office, plus there is an internal door to the garage from here.



Kitchen-Diner

22'0" x 11'1" (6.72m x 3.39m)

Flooded with natural light from the glazed doors to the conservatory, a window to the rear aspect and a sky light, this fantastic space offers a range of case, wall, and tall kitchen cabinets with an island at the centre of the kitchen space. The contrasting kitchen units host integrated appliances including full-size fridge and separate full-size freezer, an electric oven, and a combi microwave. The worktops are a feature of the kitchen and are made from recycled materials and resin which gives it its striking colour and is paired with a neutral white subway tile splashback. There is undercounter space for three appliances including plumbing for a dishwasher and washing machine, plus there is a gas hob integrated within the worktop and an undermounted double sink fitted with an 'InSinkerator' hot water tap. The kitchen-diner offers plenty of space for a dining table and is finished with warm wall décor, a wood effect laminate floor can be found here which continues into the conservatory and the living room.

Conservatory

15'11" x 15'6" (4.86m x 4.74m)

This fantastic addition to the property creates flexible accommodation giving the new owners the opportunity to utilise in a variety of ways. With triple aspect glazing it offers wonderful views over the patio and south facing gardens. There is a sliding door leading out to the patio.

Living Room

14'0" into bay x 11'5" (4.29m into bay x 3.49m)

Accessed from the kitchen-diner, this fantastic living space is filled with natural light from the box bay window to the front aspect, as well as featuring a sliding door to the space to create a bit of privacy, if needed.

Bedroom One

11'6" max x 11'2" (3.53m max x 3.41m)

Occupying a ground floor position, this spacious double bedroom benefits from large, fitted wardrobes, a wash basin, and a glazed door leading out to the garden with a window to the side.

Wet Room

7'10" x 5'2" (2.39m x 1.58m)

Fully equipped with a fantastic shower tower panel, a w.c, a wall mounted vanity hand basin, and a 'Dyson' airblade hand drier, this handy wet room is naturally lit by a skylight and is tiled on the floor and walls. The space is warmed by a chrome heated towel rail and benefits from underfloor heating, plus includes a motion sensor night light.

Bedroom Two

14'1" x 12'1" (4.31m x 3.69m)

Situated on the first floor, this double bedroom is naturally lit by a window to the side aspect and an internal window to the skylight, plus there is a large, fitted wardrobe with plenty of storage.

Bedroom Three

14'2" x 11'5" (4.33m x 3.50m)

Naturally lit by a window to the side aspect, this double bedroom benefits from a washbasin area, and access to eaves storage.

Garden

extending to 400'3" approx. (extending to 122m approx.)

Generously proportioned and offering the new owners plenty of opportunity to create their dream garden space, this fantastic garden enjoys a south facing position making it ideal for growing vegetables, creating a small holding, or just enjoying the large, grassed area. The garden is also home to a range of fruit trees including apple, pear, plum, and more, as well as a large shed/workshop, an established compost area, and a chalet with additional accommodation.



Chalet Living Room

15'5" x 11'9" (4.70m x 3.59m)

Currently set up as a gym, this fantastic space gives the new owners an opportunity to create additional accommodation for income potential, multigenerational living, or to utilise as a home office or gym. There are two large windows to the side, one to the front and glazed French doors out to the little decked terrace to the front of the chalet.

Chalet Bedroom

10'11" x 7'4" (3.33m x 2.24m)

Currently utilised as a yoga studio, this double bedroom has a window to the front aspect and a handy en-suite shower room.

Chalet En-Suite Shower Room

7'3" x 4'2" (2.23m x 1.28m)

Equipped with a corner shower unit with an electric shower, a vanity hand basin with an illuminated mirror over, and a 'Jollytronic' no touch automatic w.c. The space is finished with a window to the side aspect and a patterned vinyl floor.

Shed/Workshop

23'3" x 15'3" (7.10m x 4.67m)

Situated halfway down the garden, in the perfect spot for a workshop or a tinkering shed, this fantastic space is equipped with power and lighting, plus there is a window, and potential to use in a number of ways.

Parking and Garage

The gravel driveway at the front provides parking for up to four vehicles as well as the garage providing parking for an additional vehicle or could be used for additional storage.

31 Lushington Hill presents a fantastic opportunity to acquire a spacious and modern chalet bungalow set within an acre of land with outbuildings, a driveway, and a garage. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D (approx. £2,317.84 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, electricity, gas central heating (Hive Heating)



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.

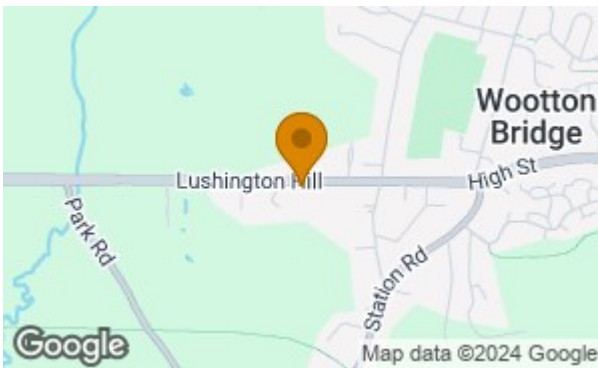


1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 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.
Made with Metropix ©2024



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		60	81
	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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.