



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Well Ridge

Main Road, Newbridge, Isle of Wight PO41 0TR



Situated in the hamlet of Newbridge, this well-maintained family home offers a versatile floorplan, a beautiful garden, plenty of driveway parking and a double garage, and benefits from spectacular rural views.

- Generously proportioned detached family home
- Three double bedrooms and two bathrooms
- Sought after location in popular Newbridge
- Spacious double garage and plenty of driveway parking
- Flowing layout with multiple configuration options
- Stunning rural views over the picturesque West Wight
- Well-maintained with attractive neutral décor throughout
- Open plan kitchen/breakfast room plus separate utility room
- Fabulous rear garden complete with summerhouse/office
- Extensive network of footpaths and trails on the doorstep

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

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Originally constructed in 2007, Well Ridge has been well-maintained by the current owners, and is today presented in a neutral scheme throughout, offering a blank canvas and ready for a new owner to move straight into. The versatile floorplan flows beautifully, and could also be configured in a number of ways, with the spacious ground floor cloakroom and separate dining room offering the potential to create a ground floor bedroom suite if required. The large garage is a wonderful additional space, and a combined workshop and home office building at the end of the garden provides a fabulous work-from-home space. Accommodation comprises a welcoming entrance hall, open plan kitchen/breakfast room, a separate utility room and a large walk-in pantry room, plus a dining room, large cloakroom and a spacious living room on the ground floor, with three double bedrooms, one of which is ensuite, and a family bathroom on the first-floor.

Newbridge is a wonderfully serene and peaceful place to live, and is conveniently located just a five-minute drive from a local primary school and pub. Nestled on the edge of an Area of Outstanding Natural Beauty, it offers access to a variety of scenic rural and coastal footpaths right at your doorstep, with the stunning rugged coastline of West Wight only a short drive away. A nearby bus stop on Main Road is well served by the Number 7 route, providing easy connections to Yarmouth, Freshwater, and the main town of Newport. The historic harbour town of Yarmouth, located just four miles away, features an excellent selection of local shops, popular pubs, and fine restaurants, and Yarmouth Harbour is also home to the Wightlink car ferry terminal, which connects to Lymington.

Welcome to Well Ridge

From popular Main Road, a block paved driveway leads to the side of of the property, with a pedestrian path leading through the front garden to the attractive red brick façade of Well Ridge. A pitched roof porch adds character, and has a wood-finish composite front door which creates a welcoming entrance to the house.

Entrance Hall

extending to 16'3" (extending to 4.96m)

Presented in a combination of neutral walls and a soft, neutral carpet, the entrance hall is a good size, and benefits from a staircase to the first floor, currently fitted with a stairlift (which could easily be removed) and with space under for a desk or study area. Doors lead to the kitchen/breakfast room, to the living room, dining room and to the cloakroom.

Kitchen/Breakfast Room

16'0" x 11'2" (4.89m x 3.42m)

Spacious and light, the kitchen has twin aspect glazing, with a window to the front aspect and a window to the rear courtyard area. The kitchen comprises a mix of cream base and wall cabinets, finished in a shaker style and complemented with neutral walls, tiled splashbacks, granite style laminate worktops and beautiful large format floor tiles. An inset sink and drainer has a swan neck mixer tap and is set beneath the window, and integrated appliances include a gas hob with an extractor hood, double oven and dishwasher, plus there is space for a large fridge-freezer. There is plenty of room for a dining or breakfast table, and a door connects to the utility room.

Utility Room

8'10" max x 7'2" (2.71m max x 2.2m)

Perfectly positioned, with a useful door to the rear courtyard and a window to the rear aspect, the utility room echoes the décor from the kitchen, and provides matching units and worktops. The utility is home to a Vaillant combi boiler, and also benefits from a sink with mixer tap, and has space and plumbing for a washing machine. A door leads into the pantry.

Pantry/Study

7'5" x 7'3" (2.27m x 2.21m)

The pantry, which could also be used as a study, is an exceptionally useful space, with a tiled floor, neutral walls and a window which looks over the rear terrace.



Living Room

21'7" x 11'8" (6.60m x 3.57m)

The large living room is arranged around a contemporary feature fireplace, and is filled with natural light from a pair of windows to the side aspect and windows and French doors, which have a south westerly aspect and lead onto the dining terrace. The neutral walls and plush carpet flow through from the hallway.

Dining Room

11'8" x 9'8" (3.57m x 2.97m)

The neutral walls and soft carpet continue into the dining room, which could also be used as a ground floor bedroom. A large window fills the room with light and provides a lovely outlook across to the village green.

Cloakroom

The cloakroom is spacious, with white walls and a tiled floor, and has a contemporary white floating basin with a mixer tap and a matching dual flush low-level WC, plus a heated chrome towel rail. Subject to any necessary permissions, the cloakroom would be large enough to accommodate a shower, which could then serve a ground floor bedroom if required.

First-Floor Landing

The staircase has a decorative white balustrade and leads up to the first-floor gallery landing, which features soft neutral decor and a plush carpet which continues through into all three bedrooms. The landing has a window to the rear aspect, providing a stunning rural view to the south, and also benefits from a built-in airing cupboard and there is a hatch to access the well-insulated loft space. Doors lead to all three bedrooms and to the family bathroom.

Bedroom One

16'0" x 11'3" (4.88m x 3.44m)

Twin aspect glazing provides fabulous views to the front and rear aspects of the primary bedroom, and fills the space with light. There is plenty of room for bedroom furniture in this large room, and there is a door to the ensuite shower room.

Ensuite

Beautifully presented, the ensuite is finished with chic natural tiles and has the benefit of a window to the front aspect. A shower enclosure is built-in and is home to a luxurious jetted shower, and the ensuite also features a contemporary pedestal basin with a mixer tap and illuminated mirror over, a matching dual-flush low-level WC and there is a heated chrome towel rail.

Bedroom Two

15'5" x 11'8" (4.70m x 3.57m)

Another very spacious bedroom, with a large window to the rear aspect which looks over the garden and on to the spectacular landscape and rolling downs beyond.

Bedroom Three

11'8" x 8'9" extending to 10'0" (3.57m x 2.67m extending to 3.05m)

Well-proportioned and light, the third bedroom is a good size and benefits from a window to the front aspect with a lovely view over the village green.

Family Bathroom

The family bathroom is well appointed, with a white suite comprising a large p-shaped bath, with electric shower over and a sleek glass screen, a modern pedestal basin with a mixer tap and a dual-flush low-level WC. There is also a heated chrome towel rail, a window to the side aspect, and the bathroom is finished in a stylish combination of neutral floor and wall tiles.



Outside - Front

To the front, a picket fence encloses the garden, which is decorated with well-established planting and extends to the side of the property, connecting to a rear courtyard and terrace area. The driveway leads to the other side, and opens to a large block paved parking area in front of the garage.

Garage

24'5" x 14'4" (7.45m x 4.37m)

The large garage is a fabulous space, and comes with an electric up and over door, a window to the side aspect plus lighting and sockets. A hatch leads to a boarded attic area, providing further storage.

Outside - Rear

From the living room, a paved terrace and courtyard area provide fabulous outside seating and dining areas, and are enclosed with contemporary fencing to enhance privacy. Enchanting pathways lead either side of the garage, and on to a further lawn area which is enclosed with well-established hedging and features an abundance of mature planting. The views from the garden to the west are spectacular. To the end of the garden, a substantial, attractive timber building is currently divided between a garden workshop/store and a home office, which is insulated and has power and lighting to create the perfect work-from home space, complete with a spectacular view.

Well Ridge presents a rare opportunity to purchase a well maintained and well presented modern detached family home, set in the most idyllic of rural hamlet locations. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E

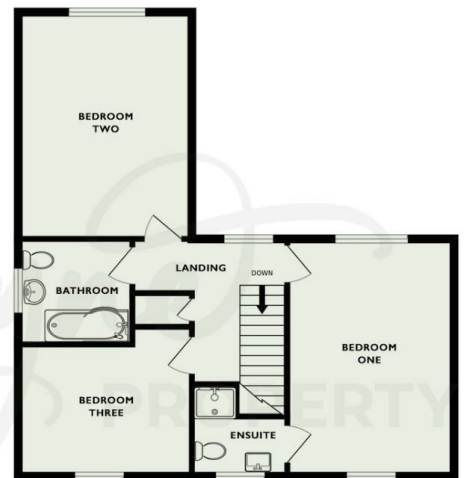
Services: Mains water, electricity and drainage, private LPG supply (tank in rear garden)



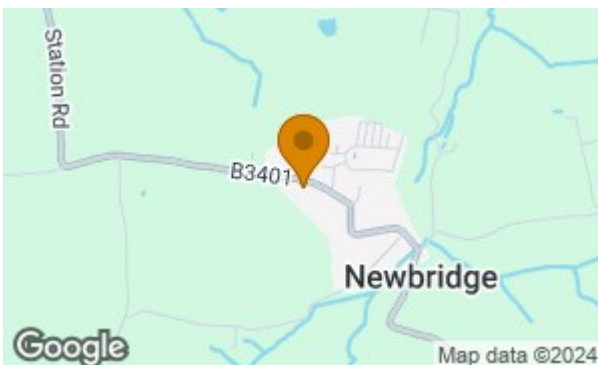
Ground Floor



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) 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		57	66
	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		

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