



# 15, Brocks Copse Road

Wootton Bridge, PO33 4NP



Offering flexible accommodation, this fantastic four-to-five-bedroom bungalow offers spacious accommodation with potential for an annex, a delightful rear garden, and driveway parking.

- Substantial detached bungalow
- Flexible accommodation with potential to expand (STP)
- Opportunity to make your own
- Situated in a highly sought after and convenient location
- Delightful rear garden with sheds
- Four to five bedrooms and two bathrooms
- Annex potential
- Well maintained throughout
- Driveway parking
- Close to schools, amenities, and countryside walks

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

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Situated in a fantastic location close to amenities, schools, and countryside walks, this detached family home has been lovingly cared for and upgraded in the fourteen years of ownership, including a garage conversion twelve years ago to accommodate annex accommodation for multigenerational living. The property boasts flexible interiors as well as offering additional potential to convert a handy attic space into further rooms. The property comprises an entrance hall leading to a cloakroom, bedroom one, the living-dining room, and the kitchen with a utility area. The kitchen offers access to a bathroom and a bedroom, plus also leading to the living – dining room. From here is a hall leading to two further bedrooms, a shower room, a kitchenette, and a conservatory. The living – dining room offers access to the attic room which is currently used for storage but has potential to be converted (subject to planning), if desired. The delightful wrap around garden provides a private oasis to enjoy the peaceful surroundings and a large driveway at the front of the property offers parking.

Peacefully located on desirable Brocks Copse Road, a leafy tree-lined lane which connects the villages of Wootton and Whippingham, 15 Brocks Copse Road is close to local conveniences and well placed for idyllic rural and coastal walking routes. The popular village of Wootton offers an abundance of amenities including a hotel with a fine dining restaurant, local stores that cater for food, wine and groceries, and there are some great takeaways, plus there are mooring facilities on the creek. Nearby services include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. The bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants, as well as the Independent Ryde School, is just a ten-minute drive away, and in the other direction is the county town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than five miles from the property. The property is also ideally located for mainland travel links, with a regular car ferry service just two miles away and a high-speed foot passenger service only a fifteen-minute drive from the property. This home is also within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

### **Welcome to 15 Brocks Copse Road**

The property enjoys a setback position from the road with a large, grassed frontage, and a block paved driveway to one side. A UPVC door opens into the entrance hall.

#### **Entrance Hall**

*4'11" max x 13'1" (1.52m max x 3.99m)*

Naturally lit by a window to the front aspect, this handy entrance hall offers access to a handy cupboard, plus the cloakroom. Finished with natural décor, that continues throughout the property, this space also features large white floor tiles that continue into the kitchen and utility area.

#### **Cloakroom**

*2'0" x 4'10" (0.62m x 1.49m)*

Providing an additional w.c, this is a necessity for a family home with those busy mornings and features a w.c, and a wall mounted hand basin.

#### **Kitchen**

*10'10" x 15'3" (3.31m x 4.67m)*

Fitted with a range of base and wall cabinets with a neutral worktop, this fantastic kitchen space offers integrated appliances including a double oven and gas hobs. There is undercounter space and plumbing for two appliances including plumbing for one appliance. The worktop integrates a sink and drainer, plus there is a handy breakfast bar which is ideal for a quick bite to eat. Within the kitchen space is a little utility area with a few additional base units, a sink and drainer, and undercounter space for a washing machine. The space is naturally lit by a glazed door to the rear aspect and a Velux window. The gas boiler can be found here plus there is access to the bathroom and bedroom two.





### **Living - Dining Room**

*21'8" max x 12'0" max (6.62m max x 3.66m max )*

Offering plenty of space for living and dining furniture, this fantastic sized room is naturally lit by dual aspect floor to ceiling windows to the front and side, there is a lovely gas fire as a focal point of the space and creates a lovely atmosphere for those cool winter evenings. There is access to the loft room from a wooden staircase plus access to the kitchen and hallway.

### **Bedroom One**

*12'11" x 11'3" (3.95m x 3.45m)*

Generously proportioned, this wonderful bedroom has lovely views over the rear garden and offers a built-in wardrobe, ideal for storage.

### **Bedroom Two**

*12'4" x 10'1" (3.78m x 3.08m )*

Featuring a built-in wardrobe, this double bedroom offers a window to the side aspect and is currently utilised as an office.

### **Bedroom Three**

*14'11" x 8'7" (4.57m x 2.62m )*

Forming part of the original garage, this double bedroom features a window to the front aspect and allows ample space for bedroom furniture. It is accessed from the entrance hall.

### **Bedroom Four**

*8'2" x 11'3" max (2.49m x 3.45m max )*

Enjoying a position to the rear of the property with views over the garden, this delightful double room is currently used as a craft room and is neutrally decorated and carpeted.

### **Bathroom**

*6'1" x 5'6" (1.86m x 1.68m )*

Fully equipped with a bath featuring an electric shower over, a hand basin, and w.c unit, this handy bathroom offers an obscure glazed window to the side aspect, a heated towel rail, and is neutrally tiled.

### **Hall**

*extending to 14'10" (extending to 4.53m )*

From the Living - Dining Room, this hallway provides access to the annex accommodation. There is a handy cupboard here.

### **Shower Room**

*6'10" x 5'4" (2.09m x 1.65m )*

Neutrally decorated, this space features a corner shower cubicle, a pedestal hand basin, and a w.c. The space is warmed by a chrome heated towel rail, and there are two obscure glazed windows to the side aspect.

### **Kitchenette**

*9'3" x 8'4" (2.84m x 2.56m )*

Situated to the rear of the property with views over the garden, this handy kitchen space offers a range of base and wall cabinets, integrating a sink, and offering undercounter space for an appliance. French doors lead to the conservatory.



### **Conservatory**

*12'10" x 8'9" (3.93m x 2.67m)*

This fantastic addition to the property offers panoramic views over the garden and is a lovely spot to relax in. With French doors out to the garden, this space features a ceiling light and fan, as well as a central heating radiator making it useable all year round.

### **Attic Room**

*16'8" x 10'5" (5.10m x 3.19m)*

Accessed via a wooden ladder style staircase from the Living – Dining Room, this fantastic space has been boarded out and features a Velux window. Featuring a single bed, the space is currently used for storage but has potential to be converted (subject to gaining the correct planning consent) into additional accommodation, if required. A door leads into a loft area, plus there is access to eave storage either side.

### **Garden**

Wrapping around majority of the property, this garden offers a variety of seating areas including a patio, gravelled seating area, and an area laid to lawn. With plenty of mature shrubs and trees, this garden has potential to be added to and also features three large 'Lushington Hill' sheds. This outdoor space enjoys sunshine through most of the day and is an ideal spot to relax and unwind or enjoy a spot of al fresco dining. There is access to the front of the property on both sides of the bungalow, plus there is the added benefit of an outdoor tap.

### **Parking**

A large block paved driveway to the front of the property allows driveway parking for up to three vehicles. A large frontage offers potential to expand the driveway, if desired.

15 Brocks Copse Road offers a fantastic opportunity to acquire a generous four-to-five-bedroom bungalow with flexible accommodation and potential to expand, if needed. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

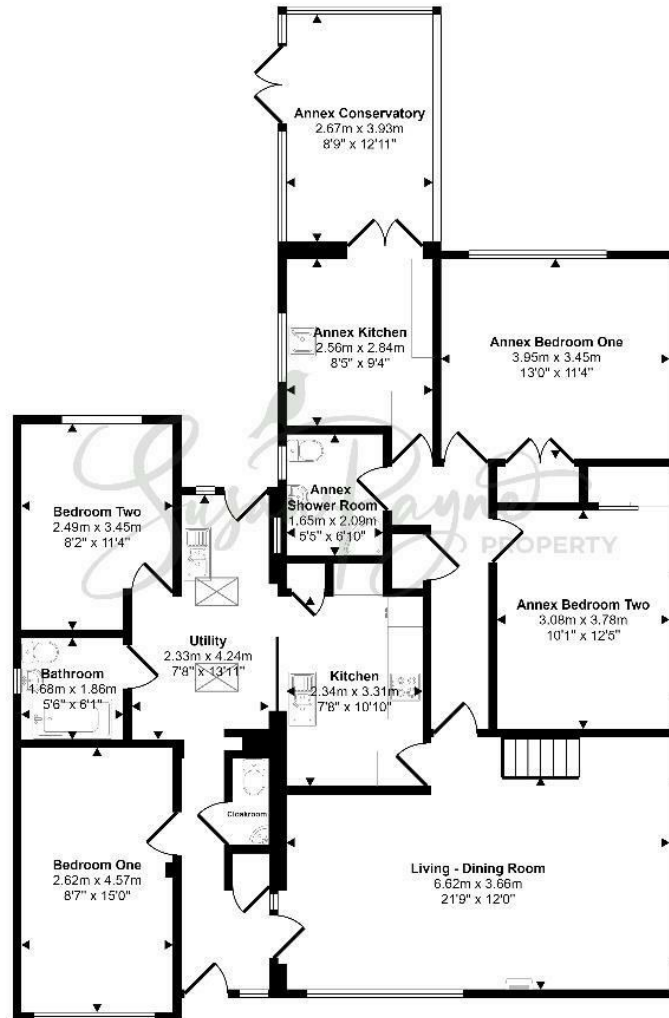
Tenure: Freehold

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

Services: mains water, gas, electric, drainage



Approx Gross Internal Area  
139 sq m / 1495 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



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	

#### Agent Notes:

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