

# Park Lodge

17 Station Road, Wootton Bridge, Isle of Wight PO33 4QU



**£445,000**  
FREEHOLD



This enchanting former gate lodge has been upgraded throughout, retaining its period character and with versatile accommodation, wraparound mature gardens, private parking and a garage.

- Beautifully presented and updated period lodge
- Up to four bedrooms with two bathrooms
- Stunning contemporary open-plan kitchen/diner
- Private driveway parking space and a detached garage
- Amenities of Wootton Bridge on the doorstep
- Flexible, flowing layout with configuration options
- Characterful interiors, stylishly updated
- Wraparound gardens with terrace and mature planting
- Convenient for principal towns of Newport and Ryde
- Minutes to mainland ferry links

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

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Park Lodge is a fantastic period home, extended over the years and sympathetically updated by the current owners in an elegant style that perfectly complements the character of the building. Originally constructed in the mid-1800s as a gate lodge to the Fernhill Estate, the stone-built property now offers modern convenience with double glazing and gas central heating, and provides multiple configuration options to suit a new owners requirements. Accommodation comprises a welcoming entrance hall, a living room, a fabulous open-plan kitchen diner, a utility lobby, family bathroom, bedroom, and a snug, which could also be used as a fourth bedroom, on the ground floor, with two double bedrooms, one of which is ensuite, on the first-floor.

Popular 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. 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 a vet. This sought-after village 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 to the east. A short walk along Station Road connects to the old steam railway line which provides a fabulous walking trail and connects with a further network of rural footpaths and trails providing almost unlimited possibilities for outdoor pursuits. Car ferry links can be found just a five-minute drive away at Fishbourne, with high-speed services operating from nearby Ryde.

### **Welcome to Park Lodge**

From the corner of Station Road and Fernside Way, an ornate gate leads to a stone-built covered porch which provides a welcoming first impression, with beautiful stained-glass panels and an original entrance door that hints at the character and charm within.

### **Entrance Hall**

Attractive décor combines with period features including ornate mouldings and a stylish wood-laminate floor to create an inviting space. A staircase rises to the first floor, with a useful understairs cupboard providing convenient storage, and doors lead to the living room, kitchen/diner and to the snug/bedroom four.

### **Living Room**

A bright and inviting reception room featuring large dual-aspect windows to the side and rear, allowing for plenty of natural light. A multi-fuel log burner is set within a feature fireplace with an oak mantle and a tiled hearth, creating a cosy central focal point. The living room is presented in a chic blue scheme, and the flooring flows through from the entrance hall. A door connects to the kitchen/diner.

### **Kitchen/Diner**

A generously sized dining space with direct access to the garden—ideal for indoor-outdoor living, and with ample room for a family dining table. A peninsula creates a soft divide between dining and kitchen areas, and provides further seating options to create a very social space. A contemporary fitted kitchen, designed in a sleek high-gloss finish, with an array of base and wall units, including deep pan drawers and expansive wood-finish worktops and contemporary tiled splashbacks. Integrated appliances include a dishwasher, washing machine, double oven, microwave, and induction hob with an extractor over, and a sink and drainer with a mixer tap is set beneath a window to the side aspect. Additional space is provided for a large freestanding fridge-freezer.

### **Utility/Lobby**

A practical area featuring additional fitted storage units, with space and plumbing concealed for laundry appliances. Doors lead to the bathroom and to bedroom three.





### **Family Bathroom**

A beautifully appointed family bathroom, with beautiful marble effect large format tiles, and fitted with a contemporary white suite, comprising a panelled bath, a large walk-in shower with a rainfall-style showerhead, a vanity basin, and a dual-flush WC. There is also a heated chrome towel rail and a pair of windows fill the space with light and feature patterned glass for privacy.

### **Bedroom Three**

A comfortable double bedroom benefitting from its own private external entrance with a door to the terrace, along with built-in storage to one wall. This versatile room offers an ideal solution for multi-generational living or as a guest suite.

### **Snug/Bedroom Four**

Currently arranged as a snug, this versatile space enjoys a dual aspect, elegant décor with ornate mouldings and wood-laminate flooring, and a charming working fireplace with a tiled surround and hearth.

### **First-Floor Landing**

A characterful turning staircase leads to the landing with a vaulted ceiling and natural light from a Velux window. Soft grey tones combine with a plush grey carpet which continues into both bedrooms on this floor.

### **Bedroom One**

A good-size primary bedroom with a semi-vaulted ceiling, a window to the front aspect, stylish décor, a large walk-in wardrobe and a sliding door which leads into the ensuite.

### **Ensuite Shower Room**

Presented with natural stone coloured tiling, the ensuite features a large shower with a rainfall head, a vanity basin with natural wood detailing and a mixer tap, a matching WC and a heated chrome towel rail.

### **Bedroom Two**

Another well-proportioned double bedroom with a vaulted ceiling with exposed beams, built-in drawers and cupboards for practical storage, fresh white décor and a window to the side aspect.

### **Garden**

Enjoying a generous wraparound plot, the garden is beautifully arranged with mature planting, raised borders, and a spacious lawn. A paved terrace provides a lovely spot for outdoor dining, and the garden also includes a timber shed and gated access to the driveway.

### **Parking/Garage**

A driveway provides a parking space and there is also a timber garage which comes complete with an electric up and over door, and power and lighting.

Park Lodge presents a fantastic opportunity to purchase a historic home, well-presented throughout and set in an extremely popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

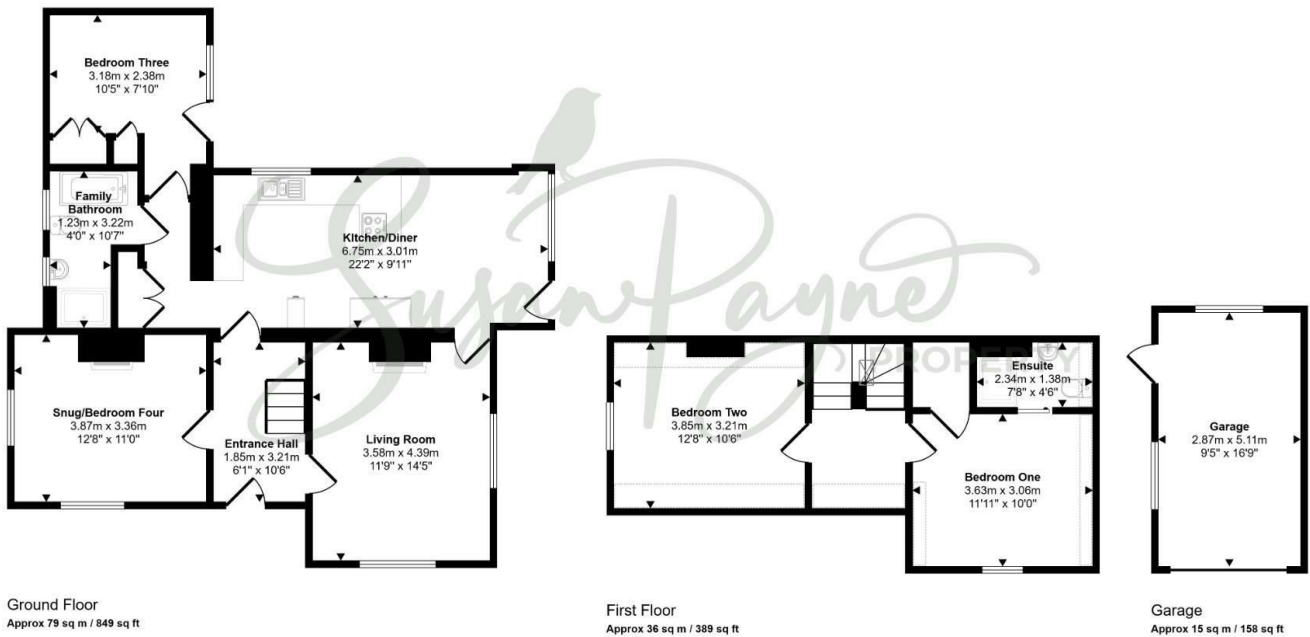
Tenure: Freehold

Council Tax Band: D

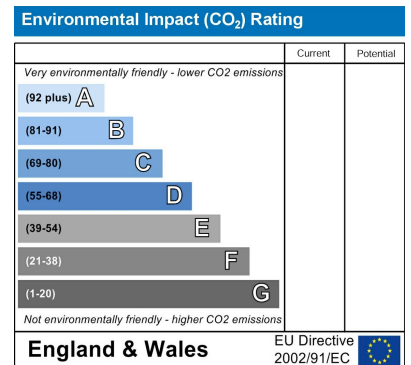
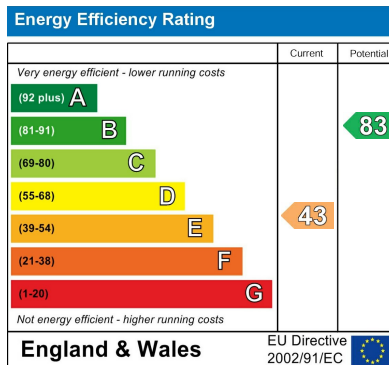
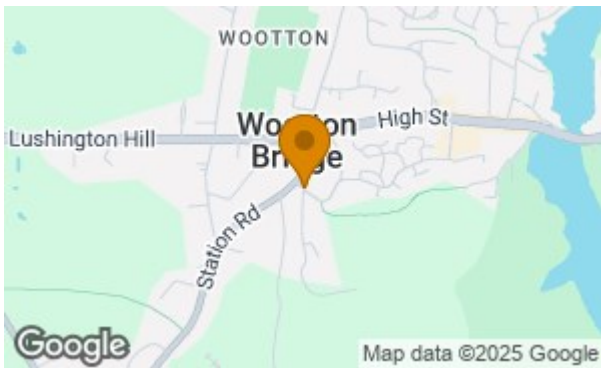
Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
130 sq m / 1396 sq ft



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 Made Snappy 360.



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