

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 33, Church Road

Wootton Bridge, Isle of Wight PO33 4PX




Situated in a fabulous position, this beautiful home has been superbly designed to offer spacious accommodation with a modern, flowing layout and has the added benefit of a magnificent, large rear garden, driveway parking and a garage.

- Stunning, four-bedroom detached family home
- High-quality, contemporary finishes throughout
- Generous accommodation throughout
- Beautiful, well-established expansive gardens
- Positioned in a highly desirable village location
- Beautifully designed and well-maintained
- Modern, flowing layout and light, bright ambience
- Stylish kitchen/diner open plan to a large sunroom
- Private driveway parking and a garage
- Network of coastal footpaths on the doorstep

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

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This impressive four-bedroom detached family home offers a rare opportunity to enjoy countryside living at its best whilst being minutes away from the convenience of shops, schools and village amenities. Sympathetically extended and upgraded to an exceptional standard throughout by the current owners of 20 years, the property is immaculately presented in a chic, contemporary style which perfectly complements the period features and scale of the house. Accommodation is spacious and light, with generously proportioned living areas that are perfect for entertaining and enjoying family life, both inside and out.

Located in the sought-after village of Wootton, with its pretty creek and range of shops and restaurants, the property is perfectly positioned within easy reach of both Newport and Ryde. With direct access on to the local recreation park and with a network of rural and coastal footpaths on the doorstep, number 33 is well placed for an idyllic lifestyle. Wootton is a tranquil location, but by no means remote, as there is a local Primary School within a minute's drive and the bustling town of Ryde, with its sandy beaches and eclectic mix of shops and restaurants and Independent Ryde School is just a ten-minute drive away. In the other direction is the county town of Newport which boasts a range of shops and restaurants, all less than four miles away. The house is also perfectly placed for ferry links to the mainland with Fishbourne to Portsmouth route less than a mile away.

Accommodation comprises a welcoming entrance hall, spacious lounge, kitchen/diner, large sunroom, utility room and cloakroom on the ground floor, with four bedrooms, a bathroom and a shower room on the first floor.

### **Welcome to 33 Church Road**

From popular Church Road, a block paved driveway sweeps up to the immaculately presented red-brick façade of the house, which is complemented by a beautiful mature wisteria and attractive Georgian style UPVC windows. A path leads from the driveway up to the front door.

### **Entrance Hall**

*extending to 19'2" (extending to 5.85m)*

A triple aspect glazed porch area leads into the entrance hall, which is finished in fresh white over a high-quality wood-laminate floor. The entrance hall has a pendant light and a radiator, stairs to the first floor and period panel doors lead to the lounge, kitchen/diner, utility room, and to the ground-floor cloakroom.

### **Lounge**

*22'8" x 15'2" into bay (6.91m x 4.63m into bay)*

The fresh white décor and beautiful flooring continue from the hallway into the generously proportioned lounge, which benefits from a window and a box-bay providing views over the front garden. There is a striking chimney breast, clad in beautiful stone and home to a charming cream multifuel stove, set on a tiled hearth, plus the lounge also benefits from twin pendant lights, a pair of radiators and, to one end, a stylish spiral staircase leading up to the first floor.





### **Kitchen/Diner**

*22'8" x 11'8" (6.91m x 3.58m)*

Filled with natural light and benefitting from an open plan layout that flows into the stunning sunroom, the kitchen/diner is a bright space with a sociable layout set at the heart of the home. To one end, there is a chimney breast with a multifuel stove and contemporary steel surround and hearth, plus a neatly positioned log-store to one side. There is plenty of space for dining or lounge furniture and a broad arch connects to the sunroom which adds further flexibility, and the area also has pendant lighting and a radiator. High quality wood-laminate flooring runs through into the generously proportioned kitchen space, which comprises a fabulous mix of base and wall cabinets, presented in gloss white and complemented by a wood style worktop and white metro tile splashbacks. A window provides a lovely view over the back garden, and has a 1.5 bowl stainless steel sink and drainer with a swan neck mixer tap below. Integrated appliances include a large AEG gas range which comes complete with a steel splashback and matching extractor hood, a dishwasher, a single fridge and there is space for a large fridge/freezer. The kitchen also features recessed spotlights and under cabinet lighting.

### **Sunroom**

*15'7" x 14'0" (4.76m x 4.28m)*

Currently configured as a luxurious dining room, the sunroom is glazed on three sides which provides a panoramic outlook over the garden. The glazed roof fills the room with light, with large sliding doors giving access to the garden. The sunroom has a pair of radiators, a central pendant light and is finished with a glossy, high-quality wood-laminate floor.

### **Utility Room**

Perfectly positioned, the useful utility room has space and plumbing for a washing machine and dryer, and is also home to the Vaillant combi boiler. The utility room has a pendant light, radiator, hardwearing tiled floor, and a door to a large airing cupboard plus a glazed door to the rear garden.

### **Cloakroom**

Neatly tucked away under the stairs, the ground floor cloakroom has a contemporary vanity basin, complete with a mixer tap, modern grey storage and a stylish tiled splashback. The laminate flooring continues, and there is a matching dual-flush low-level WC and a heated chrome towel rail, plus a window to the side aspect with patterned glass for privacy.

### **First Floor Landing**

*extending to 9'8" (extending to 2.95m)*

A plush grey carpeted staircase ascends to the first-floor gallery landing, which has a contemporary hardwood and steel balustrade. Period panel doors lead to bedrooms one and two, to the bathroom and to the shower room.

### **Bedroom One**

*14'10" into bay x 11'10" (4.54m into bay x 3.61m)*

Generously proportioned, the primary bedroom has a large box-bay window with far reaching views over the front garden and beyond. There are recessed spotlights, a contemporary natural timber feature wall, high-quality laminate flooring and a radiator.

### **Shower Room**

The shower room is perfectly positioned to serve bedroom one and is luxuriously appointed with a large corner shower complete with riven slate laminate splashback, recessed spotlights, a heated chrome towel rail, dark vinyl flooring and a window to the front aspect with patterned glass for privacy.



### **Bedroom Two**

*11'10" x 11'9" (3.61m x 3.60m)*

Another good-size bedroom, with a feature chimney breast in a botanical design, high-quality laminate flooring, a pendant light, radiator and a window looking over the fabulous rear garden. A door leads to the inner landing.

### **Bathroom**

Contemporary and classic, the beautiful family bathroom is presented in a mix of fresh white walls, riven slate laminate panels and dark vinyl flooring. There is a window to the rear aspect, set above a stunning roll-top bath which comes complete with a mixer tap, with a matching vanity basin and dual-flush low-level WC. The bathroom also features a double spotlight bar and a heated chrome towel rail.

### **Inner Hall**

Connecting the third and fourth bedrooms and the spiral staircase from the lounge, the inner hall has neutral décor and carpet and a pendant light. Doors lead to bedrooms two, three and four.

### **Bedroom Three**

*11'11" x 10'5" (3.65m x 3.18m)*

Presented in a stylish nautical theme, with fresh white décor over high-quality laminate flooring, the third bedroom has a pendant light, radiator and a window overlooking the rear garden.

### **Bedroom Four**

*10'4" x 6'0" (3.16m x 1.83m)*

Currently in use as a fantastic dressing room but equally suited to becoming a fourth bedroom or home office area, the room has built in shelving, a pendant light, radiator, a window to the front aspect and is finished with a neutral carpet.

### **Outside - Front**

Mature trees and hedging provide a wonderful amount of privacy to the front of the property. A block paved driveway leads beside a lawn and up to the garage, with a footpath leading to the front door. Paths either side of the property connect front and rear gardens.

### **Garage**

*16'6" x 9'6" (5.05m x 2.90m)*

The well-proportioned garage has a smart white up-and-over door, solid concrete floor, power and lighting, and is open to the pitched roof which provides further storage. There is also a window and a door to the rear garden.

### **Outside Rear**

The magnificent rear garden is a mix of borders, raised beds, and decked seating areas which all lead on to an expansive lawn, complete with well-established trees. To one side of the sunroom, a fabulous Japanese Koi pond is set beneath a stylish pergola, surrounded by mature planting. Moving through the lawns, there is a further pergola to discover and a beautiful, large summerhouse, presented in soft green/blue, complete with French doors and a charming veranda and benefitting from power and lighting. Beyond the summerhouse an enchanting treehouse can be found, with further lawns and trees. To the very top of the garden, a secure gate provides direct access on to the village recreation ground.

33 Church Road represents an enviable opportunity to purchase a substantial family home, presented in exceptional condition and set in an extremely desirable village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold. Council Tax Band: E.

Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.


1ST FLOOR  
714 sq.ft. (66.3 sq.m.) approx.




TOTAL FLOOR AREA : 1826 sq.ft. (169.7 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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