



1, Reynards Place, Wootton Bridge, Isle of Wight, PO33 4NY





One of two remaining high-quality, detached four-bedroom bungalows featuring a remarkable open-plan living area, ample parking, a double garage, and spacious terrace and garden.

- Brand New Four Bedroom Bungalow
  - Large Double Garage
  - Chain Free
- Open Plan Kitchen & Living Room with Vaulted Ceiling
  - Large Terrace in Rear Garden
  - Front and Rear Gardens
  - 10-year ICW Warranty

Reynards Place is nestled in a peaceful and secluded location, far from busy roads, offering direct access to scenic countryside and coastal walks, as well as cycle paths. Its location is highly convenient, situated just a short drive from the East Cowes and Fishbourne ferry terminals, which provide direct links to Southampton and Portsmouth. Despite its proximity to these transport hubs, the development is surrounded by beautiful countryside, with The Solent to the north and Wootton Creek nearby. The village itself boasts a variety of amenities, including restaurants, pubs, a lakeside spa, and convenience stores. To the west, the historic Osborne House and its picturesque bay are just a short distance away.

**£685,000 FREEHOLD**





## Description

This striking single-storey home offers a welcoming entrance hall and boasts a standout kitchen/living room with a vaulted ceiling and bi-fold doors that open onto the garden. The layout provides up to four bedrooms, which can be used flexibly as studies or additional reception rooms, and includes a utility room. Covering approximately 1,475 square feet, the property is complemented by a large driveway, detached double garage, and both front and rear gardens.

### Entrance Hall

A generous entryway leading into the house.

### Kitchen/Dining/Living Room

An expansive open-plan space featuring a 15-foot-high vaulted ceiling and bi-fold doors that connect the interior to the terrace and garden. This impressive room combines a spacious kitchen, dining and seating area, and seating zone. The kitchen, designed by Nobilia, includes high-end Neff appliances, including; a combination oven/microwave, a separate oven, a larder fridge, a dishwasher, and a BORA ceramic hob with an integrated extractor. The quartz work surfaces are complemented by a breakfast bar and a sink unit with a Quooker tap. The room seamlessly transitions into the dining and seating areas, all with views of the garden.

### Utility Room

The utility room features cupboards matching the kitchen, along with a built-in Neff freezer, space for a washing machine and tumble dryer, a stainless steel sink with a mixer tap, and a concealed Glow-Worm gas boiler. A partially-glazed door provides access to the rear terrace and garden.

### Bedroom 1

A spacious double bedroom with large sliding glazed doors that open onto the terrace and provide views of the rear garden.

### En-suite Shower Room (Bedroom 1)

The en-suite features a large shower, twin washbasins mounted on a marble countertop with a vanity unit beneath, a WC, and a heated towel rail.

### Bedroom 2

A double bedroom with views of the rear garden.

### Family Bathroom

This bathroom includes a bath with a mixer tap and a shower overhead, a washbasin set in a marble-topped vanity unit, a WC, and a heated towel rail.

### Bedroom 3

A double bedroom with a view of the front garden.

### Bedroom 4/Study

This versatile dual-aspect room can serve as either a spacious double bedroom or an additional reception area.

### Outside

To the front, the property features a lawned garden, with an extensive driveway providing parking for more than four large vehicles. At the end of the driveway is a block and brick-built double garage measuring, complete with electrically-operated sectional doors, power, lighting, and a part-glazed pedestrian door leading to the rear garden. Gated access leads to the expansive rear garden, which offers a large porcelain-paved terrace perfect for al fresco dining and seating. Beyond the terrace, the lawned garden is enclosed by either mature hedging or close-board fencing.



## Reynards 1/2

Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft

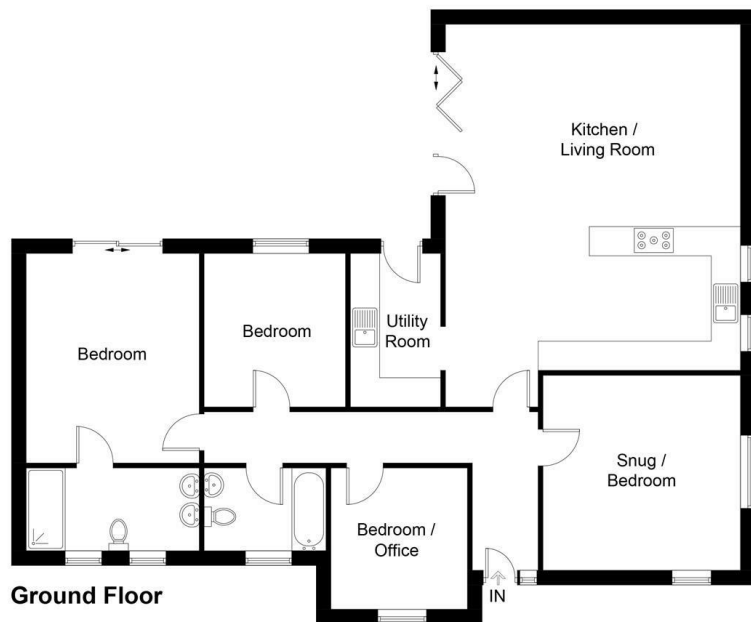


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153865)

### Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

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NB: These particulars are as at 22nd April 2025

### IMPORTANT NOTICE

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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

### Method of Sale

1 Reynards Place is offered for sale by private treaty as a whole.

### Rights of Way

There are no public rights of way across the property.

### Access

Access to 1 Reynards Place is from Palmers Road via the communal entrance into Reynards Place.

### Tenure

Freehold. There will be an annual service charge for the road and communal entrance of approximately £200pa, tbc.

### Services

Mains water, gas, electricity and drainage. Gas-fired central heating.

### Local Authority

Isle of Wight Council

### Plans, Area and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### Construction Type

Traditional construction

### Management Company

There will be an annual service charge for the road and communal entrance of approximately £200pa, tbc.

### Warranty

The property comes with a 10-year ICW Warranty.

### Council Tax Band

Band TBC

### EPG

Rating B

### Postcode

PO33 4NY

### What3Words

///lookout.plodding.saucepan

### WiFi

BT Full Fibre

### Selling Agent

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Please note that some images used are of a show home and not necessarily the property for sale.

**Isle of Wight**

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