



8 FERNSIDE WAY & THE LAND AT FERNHILL

Wootton Bridge, Ryde, Isle of Wight, PO33 4QT



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Nestled on the outskirts of Wootton Bridge, Fernhill offers an excellent opportunity to acquire a well-presented four-bedroom detached house together with an attractive parcel of pasture and woodland extending to about 9.71 acres. Available as a whole, or in two lots.

8 Fernside Way (Lot 1)

Ground Floor

Porch | Entrance Hall | Lounge/Diner | Kitchen | Conservatory/Sun Room | Shower Room

First Floor

Master Bedroom | Two Double Bedrooms | Single Bedroom | Family Bathroom

Total area - approx. 118.6 sq. m (1276.4 sq.ft)

Land & Woodland (Lot 2)

Paddock (5.42 acres 2.19 ha) and woodland (4.29 acres 1.74 ha)

Guide Price

Whole - £570,000

Lot 1 - £385,000

Lot 2 - £185,000





Situation:

- The house sits in an attractive leafy corner plot, tucked away from, yet conveniently located for access to the centre of town.
- Wootton Bridge is a charming semi-rural village with a compact high street offering a Tesco Express, Grace's bakery, a butcher's and various take-aways and cafés, alongside pubs such as The Sloop Inn and The Woodman's Arms.
- The village has its own primary school, Wootton Community Primary School.
- The town benefits from nearby leisure facilities such as the riverside restaurant and spa at the Lakeside Spa & Hotel and woodland and creek-side walks around Wootton Creek.

8 FERNSIDE WAY (LOT 1)

The house enjoys a quiet residential setting with off-road parking, a detached garage, and private rear garden. Inside, generous accommodation provides flexible family living, with scope for personalisation.

Ground Floor:

- **Porch**
- **Entrance hall** Stairs to first floor. Cupboard.
- **Shower room** Shower, WC.
- **Living/dining room** Dual aspect. Gas fireplace.
- **Dining area** French doors to sunroom.
- **Kitchen** Newly fitted Howdens kitchen.
- **Sunroom** Sink and plumbing for washing machine and tumble dryer. Boiler. Tiled floor. French doors to dining area and access to the garden.

First Floor:

- **Landing** Access to loft space. Airing cupboard.
- **Master bedroom**
- **Bedroom 2** Double room. Fitted wardrobes.
- **Bedroom 3** Small Double room
- **Bedroom 4** Single room/ Study.
- **Bathroom** Bath. WC.

OUTSIDE

The rear garden is mainly laid to lawn and lined by mature trees. A patio area which continues around the side of the property with outside tap and gate to front. Shed. Access to garage.

- **Garage** up and over door. Side door to garden. Mains electric.
- **Shed**



PARKLAND & WOODLAND (LOT 2)

The adjoining land lies immediately beyond the property and comprises a paddock (5.42 acres) and woodland (4.29 acres) intersected by a public cycleway — ideal for amenity, equestrian or smallholding use. With its mix of open pasture, mature trees, and access links, the land offers both recreational and lifestyle appeal, as well as potential for future alternative uses (subject to planning). The agricultural paddock benefits from a mains water connection.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty as a whole or in two separate lots. NB. The lots if sold separately are to be transacted concurrently.

Rights of Way

There is a public cycle way crossing the property (Lot 2).

Services

House: Mains water, electricity, and drainage. Gas fired heating and hot water.

Paddock: Mains water

Broadband availability

Openreach and Wightfibre available. Ultrafast 900 Mbps (highest available download/ upload speed).

Mobile/Internet Coverage

Good: internal and external.

Tenure

Freehold with vacant possession upon completion.

Construction

Standard red brick construction.

Local Authority

Isle of Wight Council

EPC

D

Council Tax Band

E

Postcode

PO33 4QT

Directions

Left turn off the High Street into Station Road. First left off Station Road into Fernside Way. The house is on the right as the road bends to the left.

Parking

Off-road parking for one. Parking also on the roadside.

What3Words

Measure.mega.qualified



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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.

Health and Safety

Given the potential hazards of a land and woodland, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the land and woodland.

Wayleaves and easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other poles whether referred to in these particulars or not.

Viewings

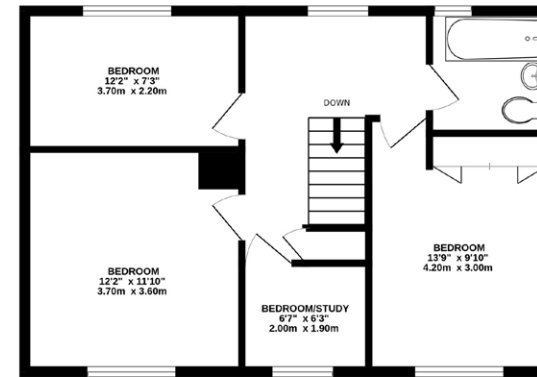
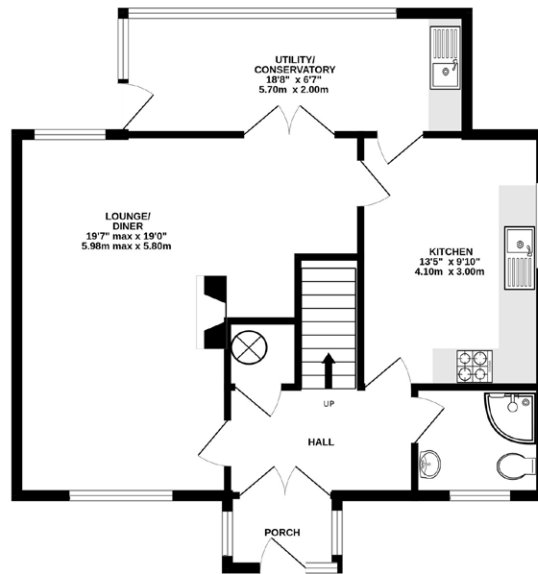
By appointment with BCM Wilson Hill only

NB These particulars are as at November 2025.

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

Not to Scale

1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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Isle of Wight

01983 828800

isleofwight@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

