



- Substantial Detached Bungalow In Rural Outskirts
- Generous Mature Gardens With Woodland Backdrop
- Gated Gravel Driveway & Garage
- Situated Towards Rural Outskirts of Village
- Comfortable 3 Bedroom Accommodation
- Sunny Lounge with Large Picture Window
- Two Bathrooms
- Stunning 22'10 Kitchen/Diner Overlooking Gardens
- Raised Sun Deck With Lovely Rural Outlook
- Well Placed for Newport, East Cowes & Wootton

116 Station Road, Wootton, Isle Of Wight, PO33 4RQ

**£515,000**



Nestled on the outskirts of the charming Wootton Village, this detached bungalow from the late 1960s offers a delightful living experience. Boasting a generous 1,022 sq ft of living space, this property features a well-presented interior with one generous reception room, three comfortable bedrooms, and two bathrooms for your comfort and convenience.

As you get to the rear of the property, you'll be greeted by a stunning twin aspect kitchen/diner that not only provides a picturesque view of the garden but also seamlessly connects to a raised sun deck with a stylish glass balustrade. Imagine enjoying your morning coffee in this serene setting!

One of the highlights of this property is the substantial lawned gardens that surround the bungalow, offering ample space for outdoor activities and relaxation. The mature woodland in the backdrop adds a touch of tranquillity and privacy to this idyllic setting.

With parking available for up to five vehicles, you'll never have to worry about finding space for your guests. Whether you're looking for a peaceful retreat away from the hustle and bustle or a charming family home, this detached bungalow in Wootton is sure to capture your heart.





# Accommodation

## Entrance Hall

12'8 x 6'4 (3.86m x 1.93m)

Loft access

## Built in Storage Cupboard

## Lounge

16'8 13'4 (5.08m 4.06m)

## Kitchen/Diner

22'10 x 11'2 (6.96m x 3.40m)

## Utility Room

8'5 x 5'5 (2.57m x 1.65m)

## Bedroom 1

13'7 plus wardrobes x 11'4 (4.14m plus wardrobes x 3.45m)

## Bathroom

8'7 x 5'8 (2.62m x 1.73m)

## Bedroom 2

11'11 including wardrobes x 9'4 (3.63m including wardrobes x 2.84m)

## Bedroom 3

8'8 x 8'3 plus wardrobes (2.64m x 2.51m plus wardrobes)

## Shower Room

8'5 x 6'1 (2.57m x 1.85m)

## Gardens

Double gates open into the substantial frontage where the gravel driveway sweeps in to the parking and turning areas. An established hedge-lined front boundary offers screening from the surroundings to its shrub filled lawn. Side accesses lead to the generous rear garden. This is neatly laid to lawn and contains an impressive oak tree as its centre piece. Beyond the garden is a mature woodland creating a natural backdrop and a haven for local wildlife. A sizeable raised sun deck sits off the kitchen/diner overlooking the pretty garden and the woodland to the rear. The glass balustrade cleverly facilitates these views from a comfortable seated position. Garden shed with power and light. Garden tap x 2. External sockets. Greenhouse.

## Garage

The garage sits to the side of the bungalow with double doors, power and lighting.

## Gated Driveway

The gravel drive offers spaces and turning for 3 to 4 cars.

## Tenure

Freehold



**Council Tax**

Band E

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited coverage from EE, Vodaphone and O2.

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Construction Type**

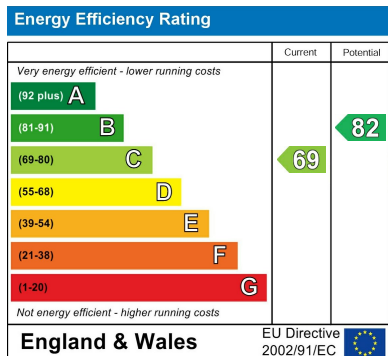
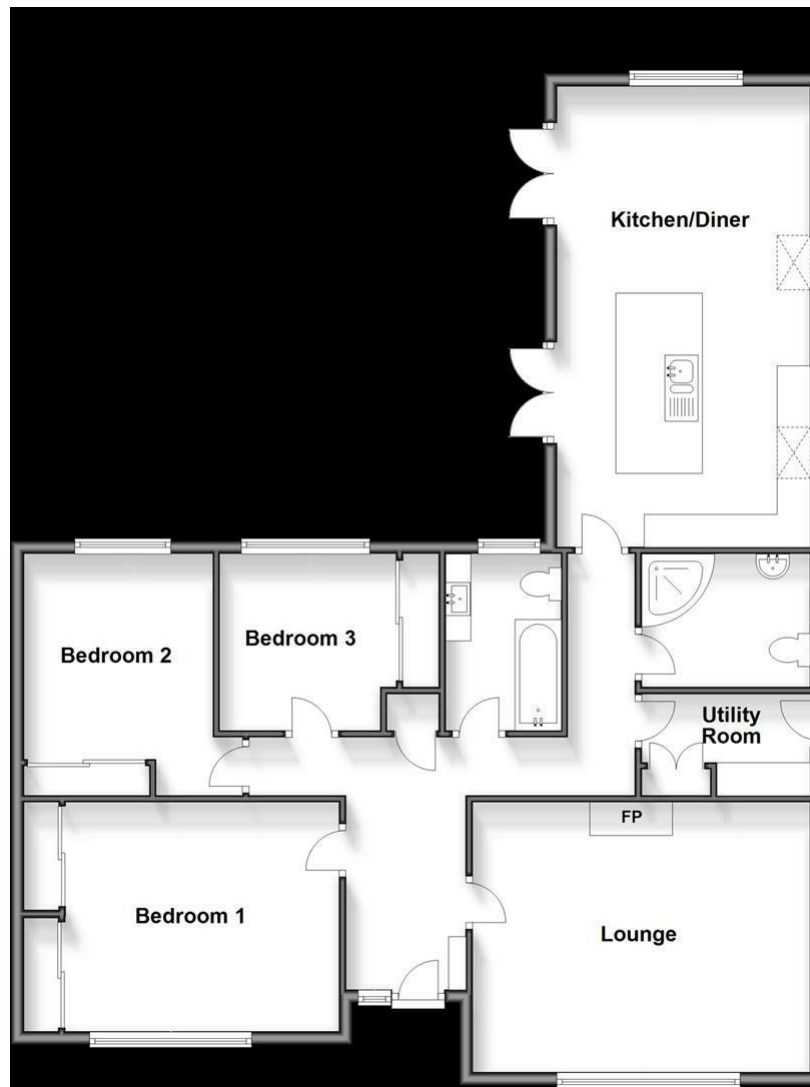
Cavity wall construction

**Services**



Unconfirmed gas, electric, water and drainage.



**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....