



- Beautiful Former Farm House Built circa 1840.
- Wonderful Views of the Sea and the Surrounding Countryside
- Comfortable Bay Fronted Sitting Room
- Formal Dining Room with Real Fireplace
- Charming Character Interior with High Ceilings & Voluminous Rooms
- Idyllic Semi-Rural Position A Short Drive from the Village
- Double Garage, Car Port & Gated Driveway Parking
- Generous 6 Bedroom 2 En Suite Accommodation
- Almost an Acre of Formal Gardens & Orchard
- Sun Terrace & Hydropool Swim Spa & Hot Tub

Wootton Manor Farm, 70 Church Road, Wootton Bridge, Ryde, PO33 4PZ

£950,000

Nestled at the furthest reaches of Church Road in the charming village of Wootton, this Victorian gem is a true masterpiece waiting to be explored. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

With a total of six bedrooms and three bathrooms, this property offers ample space for a growing family or those who love to host visitors. The Victorian charm is evident throughout, with each room exuding its own unique character and warmth.

Dating back to 1840, this historic home boasts a generous 3,938 sq ft of living space, providing plenty of room for all your needs. The property sits on extensive grounds spanning just shy of an acre, featuring beautifully manicured lawns dotted with specimen trees and shrubs, creating a picturesque setting that is sure to impress.

One of the standout features of this property is the stunning views it offers. From The Solent to the lush countryside, the vistas from this home are simply breathtaking and provide a sense of tranquillity that is hard to find elsewhere.

Furthermore, with parking space for multiple vehicles, you can welcome guests with ease and convenience. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home with character, this property ticks all the boxes.

Don't miss out on the opportunity to own a piece of history in this idyllic semi-rural location. Book a viewing today and step into a world of charm, elegance, and stunning views.



Accommodation

Porch

Entrance Hall

25'0" x 6'4" (7.62m x 1.93m)

Boot Room

6'6" x 4'10" (1.98m x 1.47m)

Cloakroom

Sitting Room

19'10" x 17'2" (6.05m x 5.23m)

Dining Room

17'1" max x 14'8" (5.21m max x 4.47m)

Kitchen/Diner

21'1" x 13'4" (6.43m x 4.06m)

Rear Hallway

Access to cellar. Servant staircase to first floor.

Utility Room

10'7" max x 9'1" (3.23m max x 2.77m)

Larder

1st Floor Landing

Principal Bedroom

19'10" including wardrobes x 17'2" max (6.05m including wardrobes x 5.23m max)

Bathroom

8'9" x 4'8" (2.67m x 1.42m)

Bedroom

17'10" including wardrobes x 12'6" including wardr (5.44m including wardrobes x 3.81m including wardro)

En-Suite

7'10" x 6'9" including storage (2.39m x 2.06m including storage)

Bedroom

16'9" x 11'1" including wardrobes (5.11m x 3.38m including wardrobes)

En-Suite

7'10 x 6'9" (2.39m x 2.06m)

Bedroom

12'8" x 11'7" (3.86m x 3.53m)



Wootton Manor Farm

Approximate Gross Internal Area = 334.5 sq m / 3600 sq ft
(Including Loft)
Cellar = 31.4 sq m / 338 sq ft
Total = 365.9 sq m / 3938 sq ft



2nd Floor Landing

Bedroom

15'8" x 10'6" (4.78m x 3.20m)

Bedroom

13'7" x 10'7" (4.14m x 3.23m)

Cellar

19'1" max x 17'10" max (5.82m max x 5.44m max)

Car Port

16'8" x 8'10" (5.08m x 2.69m)

Double Garage

18'0" x 17'6" (5.49m x 5.33m)

Gated Driveway

A five bar gate opens onto the gravel driveway with spaces for several vehicles, boats or campervans etc

Gardens

The beautiful grounds extend to just shy of an acre of lawned formal gardens and a well stocked orchard. The sun terrace and hydro-pool swim spa area is perfectly positioned to overlook the stunning gardens and the adjoining countryside beyond. An incredible selection of berries, fruits and nut trees are found within the lower half of the garden providing an endless source for the keenest of bakers or health food enthusiasts.

Tenure

Freehold

Council Tax

Band E

Construction Type

Stone built

Flood Risk

Very Low Risk

Mobile Coverage

Coverage Includes: EE, Vodafone & Three Limited Coverage: O2

Broadband Connectivity

Openreach Network up to Superfast available.

Services

Unconfirmed gas, electric, mains 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.



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID363088)

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.



187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



Viewing: Date Time