



- Individual Detached House in Semi Rural Position
- Comfortable 4 Double Bedroom Accommodation
- Great Access to Principal Towns & Mainland Ferry Connections
- Substantial 1/4 Acre Plot
- Recently & Extensively Refurbished
- Large Parking area for 6+ Cars - Space for Camper Van/Boat
- Smart New Kitchen with Quartz Worktops
- Grd Flr Shower Room & 1st Flr Bathroom
- Views Across Neighbouring Countryside
- Three Individual Reception Rooms

Wood Rising, 45 Lushington Hill, Wootton Bridge, Ryde, PO33 4NT

£575,000

CHAIN FREE.....Situating on the outskirts of the charming village of Wootton, this attractively individual detached house offers a delightful blend of modern living and serene countryside views. Set within a generous quarter-acre plot, the property boasts uninterrupted vistas across open fields, and to the rear a picturesque tree-lined backdrop, making it an idyllic retreat.

Constructed circa 1935, the house has been thoughtfully renovated to create a stylish and inviting interior. The smart, smooth rendered exterior hints at the quality within, where you will find three spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the contemporary kitchen, featuring sleek units complemented by elegant quartz worksurfaces, perfect for culinary enthusiasts.

With four well-proportioned bedrooms, this residence caters to families and guests alike, while the two modern bathrooms, ensure convenience for all. The property also benefits from a large parking area for multiple vehicles, a rare find that adds to its appeal. This space could easily cater for camper van type vehicles or even a boat perhaps.

Conveniently located, this home offers easy access to the principal towns of the Island and the ferry crossings to the mainland, making it an excellent choice for those seeking a balance of rural tranquillity and urban accessibility. This unique property is not just a house; it is a place where you can truly feel at home.



Accommodation

Entrance Hall

19'0 x 5'10 (5.79m x 1.78m)

Lounge

15'9 max x 11'9 (4.80m max x 3.58m)

Dining Room

11'9 x 10'11 plus recess (3.58m x 3.33m plus recess)

Sitting Room

12'5 x 11'9 mas (3.78m x 3.58m mas)

Shower Room

6'8 x 6'0 (2.03m x 1.83m)

Kitchen

11'8 x 10'10 (3.56m x 3.30m)

Double butler sink perfectly positioned so you can gaze out across the garden whilst using it.

Utility Room

11'5 x 9'10 (3.48m x 3.00m)

Fitted Boiler Cupboard

Landing

Loft hatch. Power supply in loft.

Bedroom 1

15'2 x 10'11 (4.62m x 3.33m)

Bedroom 2

15'2 x 10'11 max (4.62m x 3.33m max)

Bedroom 3

15'11 x 7'11 (4.85m x 2.41m)

Bedroom 4

15'2 x 7'11 (4.62m x 2.41m)

Bathroom

10'0 max x 6'9 max (3.05m max x 2.06m max)

Gardens

The generous frontage offers plenty of parking space for a larger family. The lawn starts here and sweeps around the side to meet the extensive rear garden. This is simplistically laid to lawn offering lots of open space for children to play and perhaps the scope for keen gardeners to develop. Fence boundaries enclose the garden and an array of established trees sit outside of the boundary creating a wooded backdrop and a welcomed screening. Concrete pad to side of house for dustbin storage. External sockets. Garden tap.



Parking

Family sized parking area for several vehicles. There is ample space for camper van type vehicles and perhaps boats.

Council Tax

Band E

Tenure

Freehold

Flood Risk

Very Low Risk

Construction Type

Rendered elevations. Concrete tile roof. Cavity walls.

Broadband Connectivity

Up to Ultrafast fibre available

Mobile Coverage

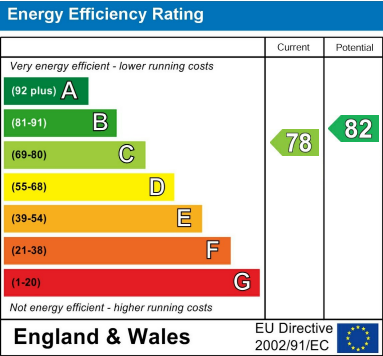
Coverage includes EE, O2, Three & Vodafone.

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.



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