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wright
estate agency



- Situated Towards Rural Outskirts of Village
- Pretty Sylvan Setting with Pleasant Outlook
- Generous 20'7 Twin Aspect Lounge
- Upstairs Bathroom & Downstairs Shower Room
- Lovely Detached CHAIN FREE Family Home
- Impressive Entrance Hall & Gallery Landing
- Twin Garages & Driveway Parking
- Comfortable 4 Bedroom Accommodation
- Sitting Room Extension Seamlessly Connecting to Garden
- Pretty Lawned Gardens

100 Station Road, Wootton Bridge, Ryde, PO33 4RG

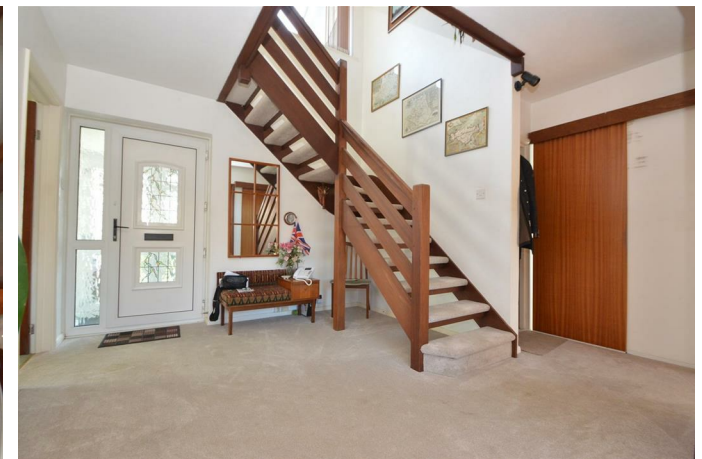
£520,000

Situated on the tranquil outskirts of Wootton Village, this charming chain free detached house, built in 1972, offers a perfect blend of comfort and space. Having been lovingly maintained by the same family for half a century, the property exudes a sense of warmth and homeliness that is hard to find.

With four spacious bedrooms, this residence is ideal for families seeking room to grow. The cleverly extended layout features a generous sitting room, enhanced by two pairs of sliding doors that not only flood the space with natural light but also provide seamless access to the delightful rear garden. This outdoor area is perfect for relaxation and entertaining, surrounded by the beauty of neighbouring open fields and woodland.

As you enter, you are greeted by a welcoming entrance hall that leads to a 1st floor gallery landing, further enhancing the sense of space and light throughout the home. The property also boasts twin garages, equipped with powered doors, alongside ample driveway parking for up to four vehicles, ensuring convenience for both residents and guests.

This well-cared-for home is a rare find, combining a peaceful village setting with the practicality of modern living. It presents an excellent opportunity for those looking to settle in a picturesque location while enjoying the comforts of a spacious family home.



Accommodation

Porch

12'2" x 4'5" (3.71m x 1.35m)

Entrance Hall

11'9" x 10'3" (3.58m x 3.12m)

External door for garage.

Shower Room

5'10" x 5'0" (1.78m x 1.52m)

Lounge

20'7" x 10'11" (6.27m x 3.33m)

Sitting Room

10'11" x 12'0" (3.33m x 3.66m)

Dining Room

9'5" x 9'0" (2.87m x 2.74m)

Kitchen

11'4" x 9'0" (3.45m x 2.74m)

Gallery Landing

Access to boarded loft via ladder

Bedroom 1

17'3" x 9'2" plus wardrobes (5.26m x 2.79m plus wardrobes)

Bedroom 2

12'10" plus wardrobes x 9'2" (3.91m plus wardrobes x 2.79m)

Bedroom 3

12'6" x 8'9" plus wardrobes (3.81m x 2.67m plus wardrobes)

Bedroom 4

8'11" x 8'10" (2.72m x 2.69m)

Undereaves Storage

Bathroom

6'10" x 5'10" (2.08m x 1.78m)



Twin Integral Garages
17'7" x 9'0" & 16'10" x 8'11" (5.36m x 2.74m & 5.13m x 2.72m)

With powered doors, power & lighting. Plumbing for washing machine. Space for fridge freezer. Double glazed door.

Driveway Parking

With spaces for up to 4 vehicles.

Gardens

The generous frontage is defined by its lawned areas edged by shrubs. A solitary Oak tree sits towards the kerb-side boundary. Gated side access to rear garden. This is fully enclosed by fence borders and neatly laid to lawn. A patio runs the full width of the house making use of the Sunny Westerly facing orientation. Ornamental trees and shrubs are found throughout the garden. Paved patio to side. Greenhouse. Garden tap. External lighting.

Council Tax

Band E

Tenure

Freehold

Construction Type

Cavity wall.

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity

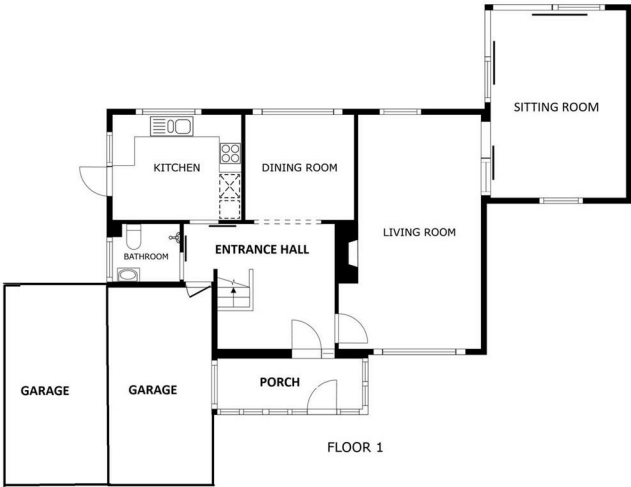
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services

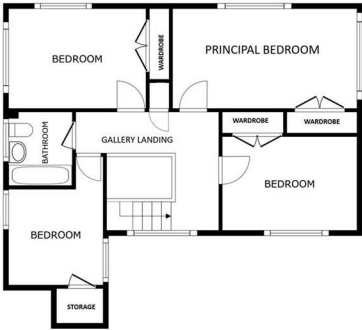
Unconfirmed gas, electric, telephone, mains water and drainage.

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.

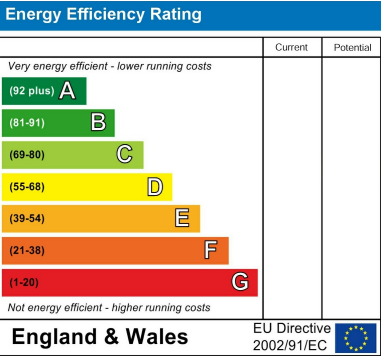


GROSS INTERNAL AREA
FLOOR 1 77.6 m² FLOOR 2 69.2 m²
EXCLUDED AREAS - VERANDA 5.4 m²
TOTAL - 146.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 77.6 m² FLOOR 2 69.2 m²
EXCLUDED AREAS - VERANDA 5.4 m²
TOTAL - 146.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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