

SPENCE WILLARD



Woodcreek, New Road, Wootton Bridge, Isle of Wight

# *A wonderful opportunity to acquire a property set in a superb 1 acre plot in a sought-after area, with direct, pedestrian access to Wootton Creek*

VIEWING:

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Pedestrian access to Wootton Creek



Surrounded by mature trees and within 200m of Wootton Creek this attractive 1 acre plot features a spacious bungalow designed to provide light accommodation that makes the most of the attractive outlook over its grounds. In addition to the generous garden mainly comprising a large lawn with terraces and mature woodland, there is an 'in-and-out' driveway as well as a double garage. The property also benefits from private, pedestrian access to the Creek. Now requiring modernisation this property has great potential and is offered chain free.

Tucked away from main roads, this area abundant in nature and bordering Wootton Creek is popular due to its position making it feel tranquil, whilst remaining within easy access of the village's amenities, as well as main towns and mainland ferry connections in nearby Fishbourne, East Cowes and Ryde.

There are great walks directly from the property including along the nearby coastal path and to the Creek, ideal for kayaking and paddleboarding.

Wootton Bridge has a village school, range of local shops, pubs, a restaurant, takeaways and the Lakeside Spa. In adjacent Fishbourne, as well as the ferry connection to Portsmouth, there is the Royal Victoria Yacht Club and pathways leading to Quarr Abbey and beyond.

The nearby town of Ryde provides a wider range of shops and restaurants, as well as a choice of primary and secondary schools.

## **ACCOMMODATION**

**ENTRANCE HALL** A spacious entrance with coats cupboard.

**SITTING ROOM** A light triple aspect room with a great outlook over the gardens and part glazed door to western elevation.

**DINING ROOM** With an outlook over the garden.

**BEDROOM 1** A spacious dual aspect room overlooking the garden.

**BEDROOM 2** Garden view.

**BEDROOM 3** Garden view and built-in shelving.



**CLOAKROOM** WC and wash basin.

**BATHROOM** Bath, shower, wash basin and airing cupboard.

**KITCHEN/BREAKFAST ROOM** Fitted with range of oak fronted cupboards with integral oven and hob, sink unit and space for washing machine. Built-in cupboards

**SUNROOM** With a southerly aspect, UPVC framed double glazed doors slide open to the terrace and garden.

**STUDY/BEDROOM 4** A spacious double bedroom with a westerly outlook.

**DOUBLE GARAGE** Up and over door and pedestrian door.

**OUTSIDE** A concrete driveway with 'in-and-out' access onto New Road with a spur leading down to the house. Set in an attractive 1 acre plot surrounded by mature trees providing a picturesque setting. To the western end of the garden are a series of terraces leading down to a lawned garden extending across the southern and eastern elevations of the bungalow. An extensive lawn extends to the east and extends into an area of mature woodland forming part of the property.

There is a pedestrian access along the neighbouring lane that runs along the southern boundary providing private access down to the creek, just under 200m from the eastern boundary of Woodcreek.

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating.

**DIRECTIONS** Proceed north along New Road and the entrance to Woodcreek is found approximately 200m after the entrance to PGL.

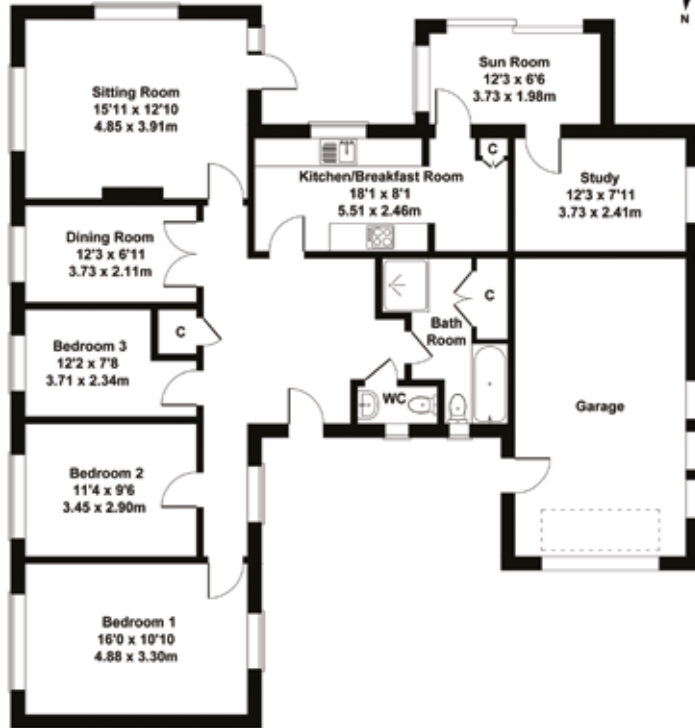
**POSTCODE** PO33 4JW **TENURE** Freehold

**EPC Rating** E **COUNCIL TAX** Band F



## Woodcreek, PO33 4JW

Approximate Gross Internal Area  
1640 sq ft - 152 sq m



### GROUND FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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