

Reynards Place

OFF PALMERS ROAD | WOOTTON BRIDGE | ISLE OF WIGHT

SPENCE WILLARD





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OFF PALMERS ROAD, WOOTTON BRIDGE, ISLE OF WIGHT

A select development of just ten houses occupying a quiet position on the north-western coastal fringe of Wootton Bridge

LOCATION

The development occupies a superb, tranquil location well away from main roads with direct access to fantastic country and coastal walks and cycleways. An unmade track past the development leads into the countryside with connection onto the coastal path. The development offers a highly convenient location, close to mainland ferry links (East Cowes and Fishbourne, both of which are a ten-minute drive away, which lead to Southampton and Portsmouth respectively,) yet with attractive countryside adjacent and with The Solent to the north and Wootton Creek nearby providing mooring facilities and home of the Royal Victoria Yacht Club. The village also has a range of facilities including restaurants, pubs, a lakeside spa and convenience stores. A short distance to the west is Osborne House with its fascinating history and picturesque bay.

THE DEVELOPMENT

Constructed by the well-regarded local builder, Solent Homes Ltd, locally known for the recent completion of nearby Hunters Moon Close, the development comprises just ten properties (five houses and five bungalows). The properties are well laid out around a private no-through road with an impressive entrance.

Each property has a generous plot allowing ample parking areas and good-sized gardens.

All properties have been traditionally built and designed to a high specification. The houses have been designed to provide light and easily maintained accommodation with UPVC framed windows and galvanised guttering and downpipes. Internally high quality fittings and materials have been used including Nobilia kitchens with Neff appliances and quartz worksurfaces, well-appointed bathrooms and oak internal doors. These comfortable and efficient homes (EPC B Rating) also benefit from BT full fibre internet connection. Floor coverings are provided with a choice of colours for the purchaser to select from.

VIEWING:

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HOUSES 1 & 2

A good quality detached four-bedroom bungalow with an exceptional open plan living room, extensive parking, double garage, and generous terrace and gardens

These impressive single-storey houses have a spacious entrance hall and benefits from an exceptional kitchen/living room with vaulted ceiling and bi fold doors to the garden. Providing up to four bedrooms (with the versatility for some of these to be used as study or further reception room) there is also a utility room. Extending to around 1,475 square feet, the bungalow has a large driveway and a detached double garage as well as front and rear gardens.

ACCOMMODATION

ENTRANCE HALL A spacious entrance to the house.

KITCHEN/DINING/LIVING ROOM An exceptionally spacious room with a 15-foot-high vaulted ceiling and bi-fold doors opening to the terrace and garden. The room provides an unusually generous open plan kitchen, dining and seating areas. The kitchen area features a high-quality kitchen designed by Nobilia with a range of Neff appliances including combination oven/microwave and a separate oven below, larder fridge, dishwasher and BORA ceramic hob with in-built extractor. Unique quartz worksurfaces include a breakfast bar, sink unit with Quooker tap. The room opens into a versatile dining and seating area overlooking the gardens.







UTILITY ROOM Featuring a range of cupboards matching those in the kitchen with integral tower Neff freezer, space and plumbing for washing machine and tumble dryer. Stainless steel sink unit with mixer tap and Glow-Worm gas-fired boiler concealed within a cupboard. Part-glazed door to the rear terrace and garden.

BEDROOM 1 A spacious double bedroom with pair of large, glazed sliding doors opening to the terrace with outlook over the rear garden.

SHOWER ROOM EN-SUITE Large shower, twin washbasins set on marble surface with vanity unit below, WC and heated towel rail.

BEDROOM 2 A double bedroom overlooking the rear garden.

FAMILY BATHROOM Bath with mixer tap and shower over with shower screen, washbasin set in vanity unit with marble top, WC and heated towel rail.

BEDROOM 3 A double bedroom overlooking the front garden.

BEDROOM 4/STUDY A versatile dual aspect room which can provide either a spacious double bedroom or further reception room.

OUTSIDE

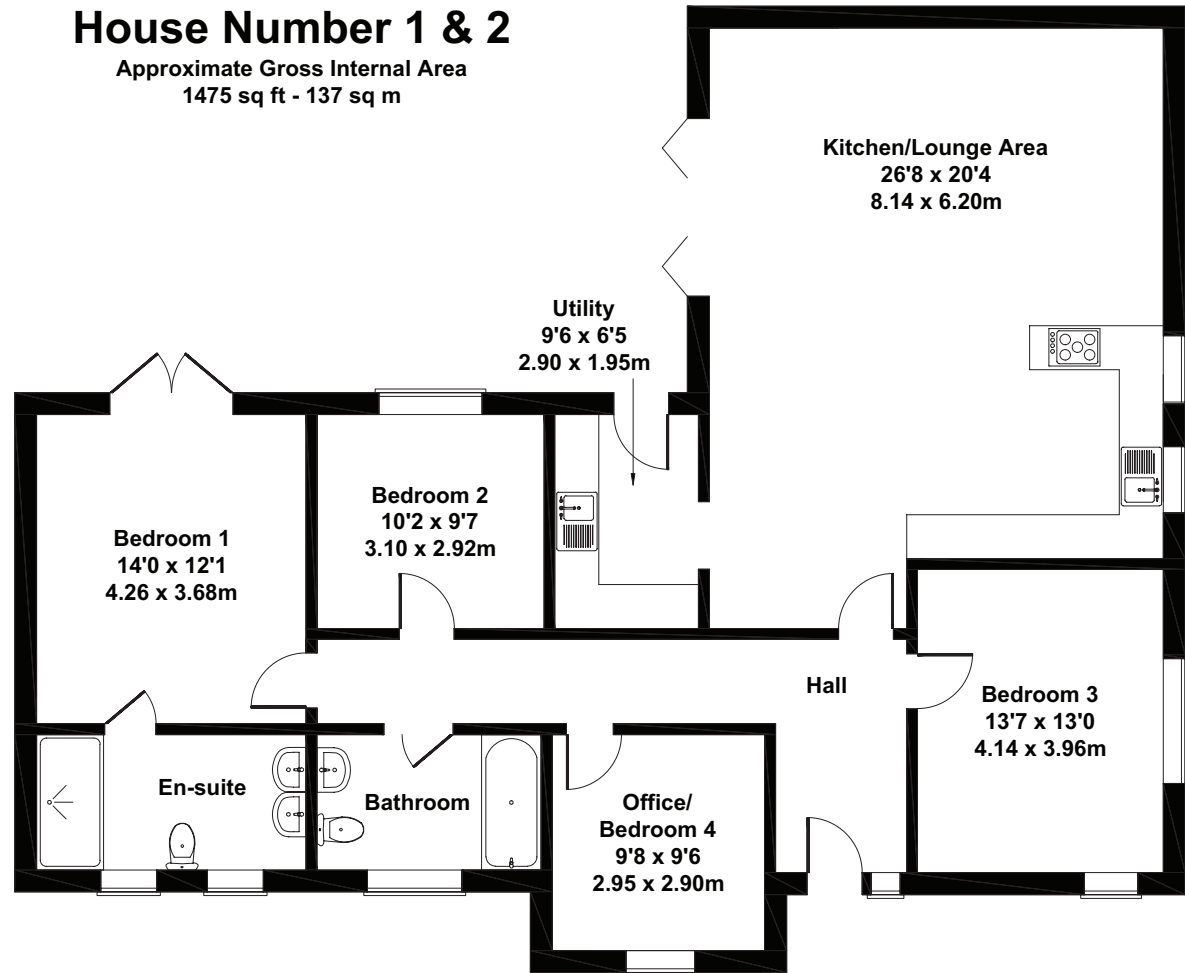
To the front of the house is a lawned garden, adjacent to which is an extensive driveway providing parking for over four large cars at the end of which is a block and brick built double **GARAGE** measuring 21.6ft x 15.3ft with electrically operated sectional doors. Power, lighting and part-glazed pedestrian door to the rear garden. Gated access leads to the rear **GARDEN** where there is an extensive porcelain paved **TERRACE** ideal for al fresco dining and seating. Lawned garden beyond enclosed by closed board fencing or mature hedging.





House Number 1 & 2

Approximate Gross Internal Area
1475 sq ft - 137 sq m



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.

Produced by Potterplans Ltd. 2024

HOUSES 4 & 10

A good quality detached three-bedroom bungalow with extensive parking, double garage and front and rear gardens

This particular house type comprises a single storey bungalow of approximately 1,270 square feet with a good-sized open plan kitchen/dining room, a nicely proportioned sitting room with bi-fold doors to the garden, up to three bedrooms and two bathrooms as well as a utility room. Externally, there is a large driveway and a detached double garage as well as front and rear gardens.

ACCOMMODATION

ENTRANCE CANOPY with downlighters. Part-glazed front door to;

ENTRANCE HALL A spacious entrance to the house with a pair of oak-framed glazed doors opening to:

KITCHEN/DINING ROOM A superb dual aspect open-plan space featuring an excellent kitchen and generous dining area. Designed by Nonilia, the kitchen comprises an extensive range of base and wall cupboards with quartz worksurfaces including a breakfast bar with stainless steel sink and Quooker tap inset. There are a range of NEFF appliances including a combination oven/microwave and a separate oven below, ceramic hob, dishwasher and tall larder fridge. The room extends into a generous dining area with space for seating. A pair of oak-framed glazed doors open to:

SITTING ROOM A really nicely proportioned room with good ceiling height and bi fold doors opening to the terrace and rear garden beyond.

UTILITY ROOM Fitted with a range of cupboards matching those in the kitchen, worksurfaces, sink unit, integral tower Neff freezer, space and plumbing for washing

machine and tumble dryer and concealed Glow-Worm gas-fired boiler.

BEDROOM 1 A spacious double bedroom overlooking the front garden.

SHOWER ROOM EN-SUITE A particularly large walk-in shower, vanity unit with wash basin set in marble surface, WC and heated towel rail.

BEDROOM 2 A double bedroom overlooking the front garden.

BEDROOM 3/STUDY overlooking the front garden.

FAMILY BATHROOM Bath with shower over, mixer tap and screen. Twin washbasins set in marble surface with vanity unit below. WC and heated towel rail.

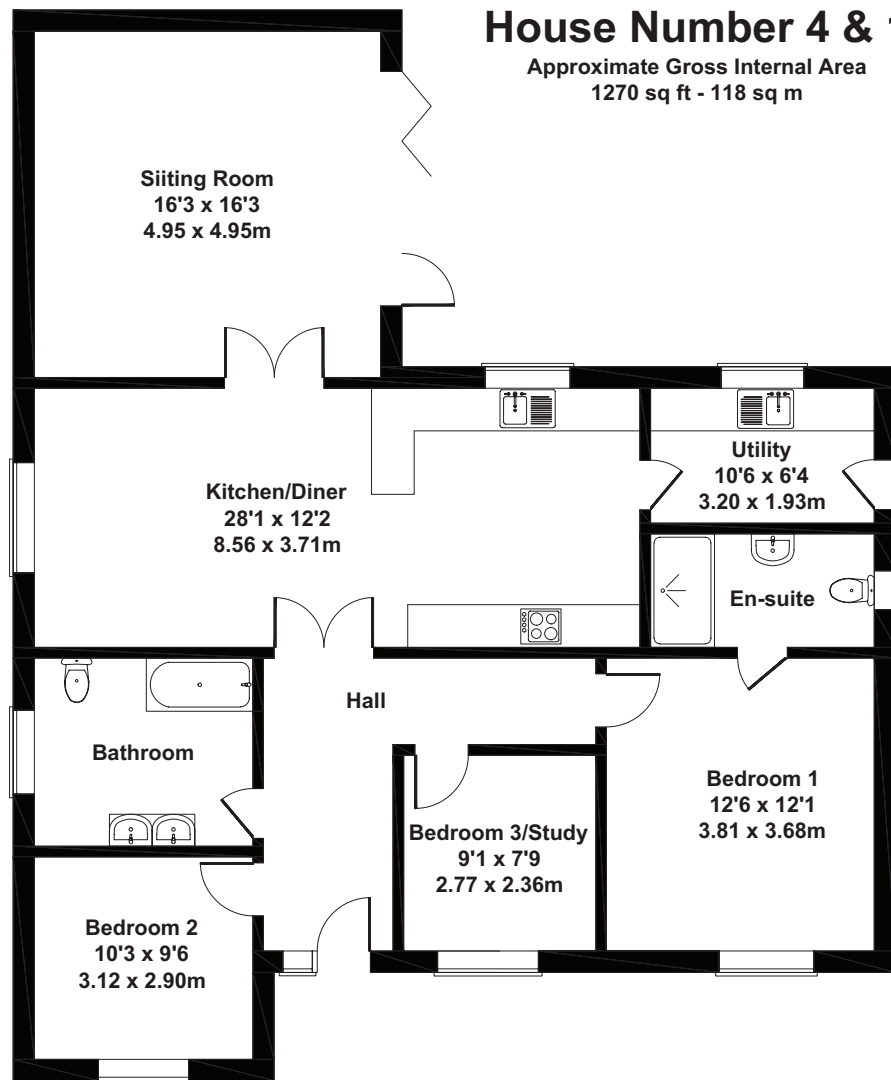
OUTSIDE

To the front of the property is a lawned garden to one side of which is a generous driveway providing parking for at least four cars. At the end is a block and brick-built **DOUBLE GARAGE** measuring 21.4 ft x 14.1 ft with electrically operated sectional doors. Power, lighting and pedestrian door. A path leads to the front door and there is also a gated access between the house and garage to the rear garden where there is a particularly extensive porcelain paved **TERRACE**, superb for enjoying outdoor seating and dining. The largely lawned garden enclosed by closed board fencing or hedging. Outside power and lighting.



House Number 4 & 10

Approximate Gross Internal Area
1270 sq ft - 118 sq m



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SERVICES & GENERAL

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating. Fibre broadband.

PART EXCHANGE

Part Exchange options are available.

TENURE

Freehold

WARRANTY

The property comes with a 10-year ICW Warranty

COUNCIL TAX

Band (TBC New Build)

EPC

Rating B

POSTCODE

PO33 4NY

VIEWINGS

Strictly by prior arrangement with the selling agents, Spence Willard.



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