

SPENCE WILLARD



The House on the Beach, Lower Woodside Road, Wootton Bridge, Isle of Wight

A stunning, contemporary, beachfront home with jetty, slipway and panoramic views over The Solent

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Situated in a quiet, accessible position within the picturesque Woodside Bay, this beautiful new home creates the ultimate beach house from which to enjoy a whole host of water sports including paddle boarding, kayaking and dinghy sailing.

Excellent access to mainland ferry links can be found a short distance to the west of Wootton Creek with car ferries running between Fishbourne and Portsmouth. Under four miles away, car ferries also connect East Cowes with Southampton. Wootton Bridge, approximately 1 ½ miles away, has a selection of restaurants and local shops in addition to the Lakeside Spa and Restaurant while Osborne House is a short distance along the coast with its delightful bay. Mooring facilities and marinas are available either at nearby Wootton Bridge, Cowes and East Cowes. The adjacent coastline is a designated SPA (Special Protection Area), RAMSAR (Convention of Wetlands) and SSSSI (Site of Special Scientific Interest) with the foreshore and surroundings playing host to a diverse range of wildlife.

This brand-new home benefits from a 10-year Build Zone guarantee and provides high quality accommodation designed to make the most of the exceptional views across to the Hampshire Coast. With a beachfront garden with jetty and slipway, the property also benefits from ample parking and storage for water sports equipment. Extensive terraces offer a variety of outdoor seating and dining areas which are ideal for entertaining while the house itself is designed for comfort and low maintenance.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With access to the bedrooms and staircase with glazed panels and oak banister down to the lower ground floor and living area.

BEDROOM 4 Glazed door to **TERRACE** with views across The Solent.

BEDROOM 1 Full height windows and a glazed door provide panoramic views of the beach and The Solent beyond. Access to **TERRACE**.

SHOWER ROOM EN-SUITE Large shower cubicle with feature tiles. Hand basin with vanity storage, WC, illuminated mirror and towel rail.

BEDROOM 2 A light double bedroom with southerly aspect and built-in wardrobes.

BATHROOM Bath with shower over and folding glass screen. WC, hand basin with mixer tap and vanity storage. Large mirror and heated towel rail.

LOWER GROUND FLOOR

HALLWAY Oak floor, large walk-in understairs cupboard.

KITCHEN/LIVING ROOM A superb, large open plan space with two sets of bi-fold doors leading directly on to the **TERRACE** and with breathtaking views of The Solent. The kitchen area comprises a good range of units with solid oak worksurfaces, fitted with Samsung eye level ovens, an induction hob with feature extractor over and AEG fridge, freezer and dishwasher. White ceramic sink with flexi mixer tap. Breakfast bar and additional matching storage and separate drinks fridge. **UTILITY CUPBOARD** with space for washing machine and dryer, also housing water tank.

With oak flooring throughout, the remainder of the room provides a really spacious seating and dining area from which the unobstructed views can be enjoyed.

BEDROOM 3 Double bedroom.

SHOWER ROOM Oversized walk-in shower with sliding doors and feature tiles. WC, hand basin with vanity storage and mixer tap. Large, fitted mirror and heated towel rail.

OUTSIDE

The accommodation on both floors has direct access to adjacent terraces: a large **GROUND FLOOR TERRACE** and the separate **LOWER GROUND FLOOR TERRACE** both provide great outdoor seating areas overlooking the sea. Steps lead down to a further tiled travertine **TERRACE** adjacent to which is a substantial **STORE** ideal for paddle boards, kayaks, etc



A further **WATERSIDE GARDEN** with fire pit has direct access to both the wooden **JETTY, SLIPWAY** and beach. There is a raised decked area with power, ideal for a hot tub, overlooking the bay. There is outside lighting and power, an **OUTSIDE SHOWER** and a separate indoor **SHOWER ROOM** accessed from the **TERRACE**. The views are spectacular and can be seen from all parts of this relaxing, tranquil garden.

PRIVATE PARKING for at least four cars on a block paved driveway with an electric car charger point.

POSTCODE PO33 4JT

DIRECTIONS At the end of New Road, turn left onto Lower Woodside Road, (not the hard left) and after approximately 300m you will pass the entrance to Woodside Bay. Continue along the road for approximately 250 metres and then turn right signed Woodside Coastal Retreat and footpath N206.

COUNCIL TAX Band D

EPC Rating B

TENURE Freehold. Estate management fee: approx £250 per annum

SERVICES Mains water and electricity. Private drainage to treatment plant. Air source heat pump, underfloor heating. Prewired for Sky and Freeview.

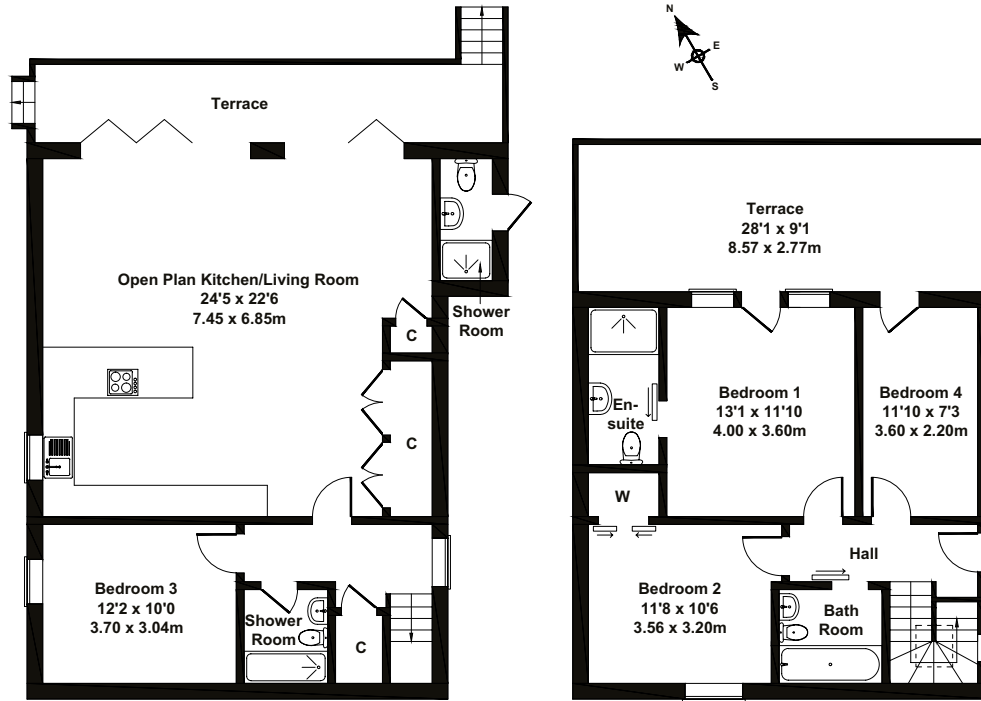
VIEWINGS All viewings will be strictly by prior arrangement with the joint sole selling agent, Spence Willard.





The House On The Beach

Approximate Gross Internal Area
1410 sq ft - 131 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. 2025



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