

SPENCE WILLARD



Fairlight, Lower Woodside Road, Wootton Bridge, Isle of Wight



# *A stunning, contemporary home with beach frontage, substantial jetty and waterside garden offering panoramic sea views across The Solent to the Hampshire Coast*

VIEWING:

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Located just to the west of Wootton Creek within picturesque Woodside Bay, the property benefits from beach frontage so superb for swimming, paddle boarding, kayaking and dinghy sailing direct from the garden. This quiet setting also has excellent access to mainland ferry links including the nearby car ferry from Fishbourne and Portsmouth as well as East Cowes with Southampton. Wootton Bridge, approximately 1 ½ miles away, has a selection of restaurants, local shops, mooring facilities in addition to the Lakeside Spa and Restaurant while Osborne House is a short distance along the coast with its delightful bay. The adjacent coastline is a designated SPA (Special Protection Area), RAMSAR (Convention of Wetlands) and SSSI (Site of Special Scientific Interest) with the foreshore and surroundings playing host to a diverse range of wildlife.

Believed to have been constructed in around 2010 and designed for high levels of comfort and efficiency with accommodation over two storeys, superb sea views can be enjoyed from the open plan living space. In addition, the property features four double bedrooms (with sea views from the lower floor rooms) and three bathrooms, all with high quality fittings as well as a utility room and gym/ cinema. The upper ground floor accommodation has vaulted ceilings and large windows that flood the property with light whilst the adjoining terrace provides the perfect al fresco space from which to enjoy the magnificent views across to the Hampshire coast. Outside, the lawned garden provides access down to the fantastic beachside garden, with jetty and steps onto the beach while private parking for up to five cars creates a great overall package and a rare opportunity.



## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** A spacious entrance hall with galleried landing and staircase leading down to the lower ground floor.

**KITCHEN/LIVING ROOM** A superb, light room with views across The Solent featuring a high-quality kitchen along with seating and dining areas. Bi-fold doors open across the seaward elevation to the **TERRACE** providing panoramic views while windows to both side elevations and a vaulted ceiling add to the light feel. The **KITCHEN AREA** comprises a good range of built-in cupboards along with integral appliances including SMEG double ovens, a full height fridge and freezer, dishwasher and SMEG induction hob with extractor over. Solid timber worksurface, sink unit and breakfast bar. Ceiling-mounted television.

**BEDROOM 1** With a westerly aspect and a vaulted ceiling incorporating Velux windows, this light double bedroom has a good range of built-in cupboards.

**BATHROOM** Accessed from both Bedrooms 1 and 2, tiled throughout, bath with separate shower over, television. Washbasin and WC.

**BEDROOM 2** A double bedroom with vaulted ceiling, Velux windows and large built-in cupboard.

### LOWER GROUND FLOOR

**HALLWAY** With understairs cupboard. Walk-in **STORE**.

**UTILITY ROOM** Sink unit with cupboard beneath, stacked washing machine and dryer.

**BEDROOM 3** A double bedroom with built-in cupboards, glazed door with side panels providing sea views and access to the **TERRACE** and **GARDEN**.

**SHOWER ROOM EN-SUITE** Large shower, washbasin, WC and heated towel rail.

**BEDROOM 4** A double bedroom with built-in cupboards and glazed door leading to the **TERRACE** and **GARDEN** and providing sea views.

**SHOWER ROOM** Tiled throughout with a large walk-in shower, washbasin, WC and a series of built-in cupboards and shelving. Heated towel rail.

**GYM/CINEMA ROOM** With two large built-in cupboards in addition to which is a bespoke metallic structure enclosing the heat recovery system and hot water tank.





## OUTSIDE

There is a block paved parking area providing parking for up to five cars with the principal garden situated on the seaward side of the house comprising lawned garden enclosed by wooden fencing with steps down to a granite paved **LOWER TERRACE** accessed from both lower ground floor bedrooms. Above this is an **UPPER TERRACE** with glazed balustrades accessed from the living room. There is a gravel path around the rear and western side of the property and a path leads from the main garden down to the **WATERSIDE GARDEN**. Designed for ease of maintenance, this gravelled garden has spectacular views to the Hampshire coast as well as a substantial **JETTY** and steps down to the beach. (Note – there is a pedestrian right of way across the path between the main garden and waterfront gardens used by the neighbouring residents only). Outside power, water and lighting.

**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. Proceed around the left hand bend and after a short distance, turn right where the entrance drive to Fairlight is found on the left.

**COUNCIL TAX** Band D

**EPC Rating** C

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

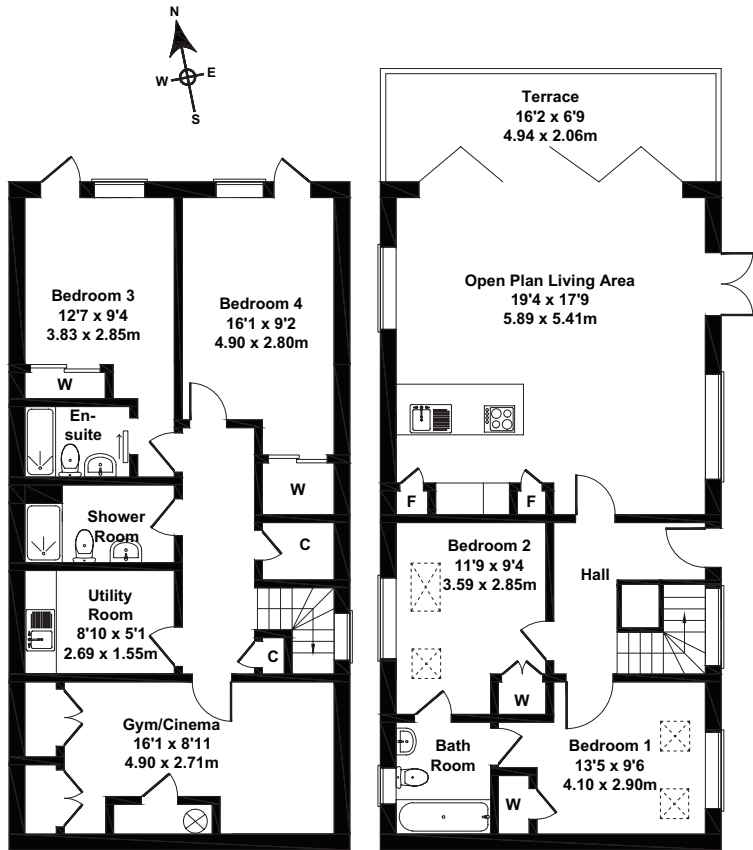
**SERVICES** Mains water and electricity. Private drainage to treatment plant. Electric wall heaters. Heat recovery system.

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



**Fairlight, Lower Woodside Road Wootton Bridge PO33 4JT**

Approximate Gross Internal Area  
1539 sq ft - 143 sq m



**LOWER GROUND FLOOR**

**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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