

SPENCE WILLARD



Westwood House, Wootton Bridge, Isle of Wight



*A striking and substantial Edwardian country house occupying a quiet and secluded setting with good access to mainland ferry links, set in about 6.6 acres with outbuildings including an annexe*

VIEWING:

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Westwood House was built in 1910 for the Managing Director of renowned Cowes ship building company, Samuel White. The house was also owned by Mark King of Level 42. Set in magnificent mature grounds, the principal rooms all benefit from southerly views over formal gardens and the countryside beyond. The house is approached via a long, private driveway leading through parkland to a large gravelled turning/parking area. The house provides beautifully appointed and spacious accommodation with many original features remaining including fireplaces and stained glass in the Art Nouveau style. There are a number of elaborately moulded ceilings to the principal rooms. When the house was built, it is likely to have had open views to the north over Kings Quay and The Solent, which can still be enjoyed during the winter months.

The property occupies an attractive rural location about a mile from the north coast of the Island on the fringe of Wootton Bridge which has a range of local shops, with more extensive shopping in East Cowes, Newport and Ryde. The world renowned sailing facilities on The Solent can be accessed from mooring facilities on Wootton Creek, East Cowes & Cowes, whilst there are public schools in Ryde and Whippingham. Ferry links are available from both nearby Fishbourne (approx. 2.5 miles) and East Cowes (approx. 3 miles).

#### ACCOMMODATION

##### GROUND FLOOR

The house is accessed via an **ENTRANCE HALL** with an impressive central staircase, fireplace, oak flooring, ornate ceiling and has access through the **GARDEN ROOM** to the formal gardens.

The spectacular **DRAWING ROOM** is triple aspect with ornate ceiling and impressive original fireplace along with an outlook to the south and with access to the garden. An adjacent **SITTING ROOM** with decorative plasterwork to the ceiling and a large south facing bay



window with distant country views and an original fireplace. To the western end of the house is a **BUTLERS KITCHEN** with hob, oven, dishwasher and built-in units to conveniently serve these reception rooms.

The large formal **DINING ROOM** also has a wide window providing southerly views over the gardens and beyond, a fine decorative plasterwork ceiling and fireplace housing a jet master gas fire in an elaborate surround.

A large **KITCHEN/BREAKFAST ROOM** has a woodburning stove and access to the garden, and there is a **STUDY, BOOT ROOM, PLAY ROOM, UTILITY ROOM, SHOWER ROOM** and **TWO CLOAKROOMS**.

To the eastern end of the house, and forming a link with the pool complex, is an **ORANGERY** now subdivided to provide a further

seating area with inside barbecue kitchen including a griddle, hob, kitchen units with granite worksurfaces and extractor with French doors to the garden and an adjacent **GYM/ GAMES ROOM**, great for entertaining.

Commissioned for the Millennium, the **POOL COMPLEX** to the eastern end of the house comprises a substantial indoor swimming pool with extensive tiled surround designed for year-round use. With access to the garden, also providing **SAUNA, STEAM ROOM, JACUZZI, CHANGING ROOM** and **PLANT ROOM**, which would now benefit from some refurbishment (or a scheme exists for covering over the pool).

Adjacent to the pool complex is the self-contained **OFFICE/STUDIO** area comprising two rooms as per the floorplan which has its own kitchenette and bathroom currently used as an annexe.

## FIRST FLOOR

A spacious **LANDING** also provides a study area whilst the **MASTER BEDROOM SUITE** has a **DRESSING ROOM, EN-SUITE BATHROOM** and wonderful views, including seasonal outlook over Kings Quay and The Solent. There are a further **6 BEDROOMS** and **4 BATH/ SHOWER ROOMS**.

## OUTSIDE

A gated and gravelled driveway sweeps through the grounds, flanked by grassed areas with potential to provide paddocks and interspersed by mature trees making for a delightful and private setting. The drive culminates in a large parking and turning area to the front of the house with a spur to the west, leading to a range of timber outbuildings including **TWO DOUBLE GARAGES**, a **WORKSHOP/ GARDEN STORE** and a **BOAT STORE**. The principal, formal gardens





lie to the south of the house and comprise a large gravelled terrace overlooking the sunken gardens with ornamental pond and a series of shaped lawns, borders and gravelled paths. The central lily pond with fountain includes various garden statues and urns. **IN ALL, THE PROPERTY EXTENDS TO APPROXIMATELY 6.6 ACRES (2.67HA.)**

**PLANNING** There is lapsed planning consent for helipad, landing and hanger. In addition there is current planning consent to subdivide the house into two properties, details are available from the agents.

**EPC** Rating D

**POSTCODE** PO33 4NP

**SERVICES** Mains water, electricity and gas. Private drainage. Gas fired central heating and two private wells.

**TENURE** Freehold

**NOTE** Four original chandeliers and garden statuary are available by separate negotiation.

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









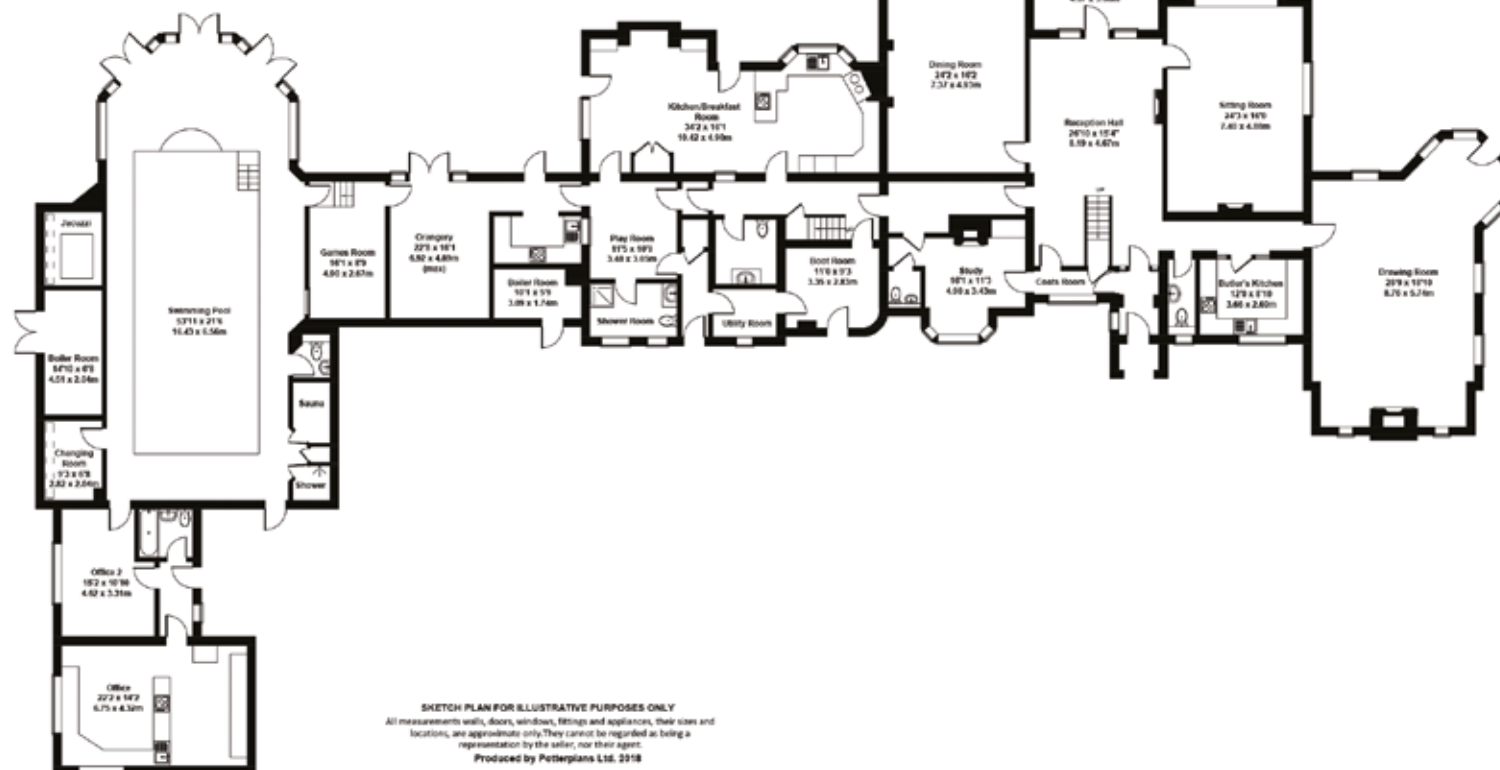
Approximate Gross Internal Area  
11535 sq ft - 1071.65 sq m  
(Excluding Shed)



## OUTBUILDING



### FIRST 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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