

Oakfield Grange

113 STATION ROAD | WOOTTON BRIDGE | ISLE OF WIGHT

SPENCE WILLARD



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113 STATION ROAD, WOOTTON BRIDGE, ISLE OF WIGHT

*A fine Victorian residence in 1.45 acres,
that has been meticulously refurbished
to provide high-quality accommodation
with far-reaching countryside views
in this convenient village location*

VIEWING:

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The Property

This distinguished Victorian residence dates from 1876 and was originally owned by renowned architect Thomas Chatfield Clarke, and has a wealth of history before being purchased by the present custodians in 2020, who have painstakingly renovated the property from a series of apartments to a light and spacious family home sat in 1.45 acres.

The property features a wealth of character, including ornate ceilings, original windows and attractive tiled flooring, which have been restored considerably, alongside the installation of brand new plumbing and heating systems as well as the fitting of a bespoke, handcrafted kitchen. There are many high-end fixtures and fittings used throughout from Perrin & Rowe, Lusso Stone and Corston Architectural Detail; all of which are complemented with an attractive palette of Farrow & Ball paints.

Situated in the highly convenient village of Wootton, in an elevated position, the property benefits from outstanding views, enjoying the steam train at the Isle of Wight Steam Railway meandering through the countryside towards Havenstreet, with far-reaching views beyond as far as Culver Down. The village itself has an array of amenities including various shops, pubs, restaurant, Lakeside Spa and village primary school. Oakfield Grange is readily accessible to the car and passenger ferry at Fishbourne, together with the popular Royal Victoria Yacht Club (approximately 2 miles), whilst Ryde with its fast passenger ferries to Portsmouth (between 10 – 25 minute crossings) and wider range of amenities, including well-regarded Ryde School being only 4 miles away.



Accommodation

GROUND FLOOR

ENTRANCE HALL A light and spacious entrance with ornate tiled floor and leaded glass feature windows. A largely glazed area overlooking the driveway, ideal for an additional quiet seating area and shoe/coats storage.

BEDROOM 5/SNUG A dual aspect room with door to the garden and ornate ceiling. Fireplace with fitted storage to one side and part-panelled walls. Currently utilised as a bedroom space but would serve well as a reception room if desired.

KITCHEN BREAKFAST ROOM A wonderfully light room overlooking the east facing garden fitted with handcrafted bespoke cabinetry installed by local craftsmen, including a large kitchen island with a full length of seating. Finished with Corston Architectural Detail handles, Blanco ceramic sink with Perrin & Rowe taps and adjacent boiling water tap. There are stone worksurfaces with the wall behind the main area of worksurface partially clad in Carrera marble with a matching shelf and feature lighting over. There is pantry space with hide-and-slide doors as well as an adjacent dresser with breakfast cabinet with electric, ideal for neatly housing the coffee machine, toaster etc. Integral appliances include full height fridge, freezer and there is space and gas connection for a range cooker. To the end of the room there is ample space for seating and dining by the full height windows and door enjoying views and access to the garden and beyond.

BATHROOM Discreetly accessed through a push catch door that is part of understairs panelling with large window, soaking tub, traditional low-level WC and matching wash basin.

DRAWING ROOM An impressive room with tall ceilings and large windows enjoying the countryside view and with ornate plastered ceiling. Large open fireplace with wooden carved surround extending nearly the full height of the room. Wooden part panelled walls and doors to the:

SUN ROOM This glazed structure sits in place of a previous orangery where the ornate floor tiles are still in situ. A lovely space to enjoy the views and access to the garden.

LIBRARY A wooden panelled room with fireplace and built-in cabinetry and shelving to the alcoves.





FIRST FLOOR

LANDING A light and spacious landing with an impressive ornate wooden carving.

PRINCIPAL BEDROOM A superb, dual aspect room enjoying magnificent views over the garden and surrounding countryside with feature fireplace and tall ceiling heights.

FAMILY BATHROOM Fitted with porcelain tiles and wide Lusso stone vanity unit with sink, freestanding stone bath and WC. Walk-in shower with glazed screen and large window overlooking the front garden.

BEDROOM 2 A double bedroom with a dual aspect and large window seats, ideal for enjoying the views.

BEDROOM 3 A further double bedroom with a wonderful easterly view.

BEDROOM 4 A double bedroom with feature fireplace with fitted wardrobe to one alcove and with window seat to enjoy a southerly outlook over the wraparound garden.

Outside

Approached via a gravel driveway off of Station Road, Oakfield Grange has a large, gravel turning and parking area for several vehicles. The property in all extends to 1.45 acres with the east facing gardens, which are largely laid to lawn, wrapping around the property, bordered by mature laurel hedging to the north with mature trees to the southerly boundary. There is a terrace accessed from the majority of the ground floor rooms, ideal for both seating and dining, taking in the stunning scenery.

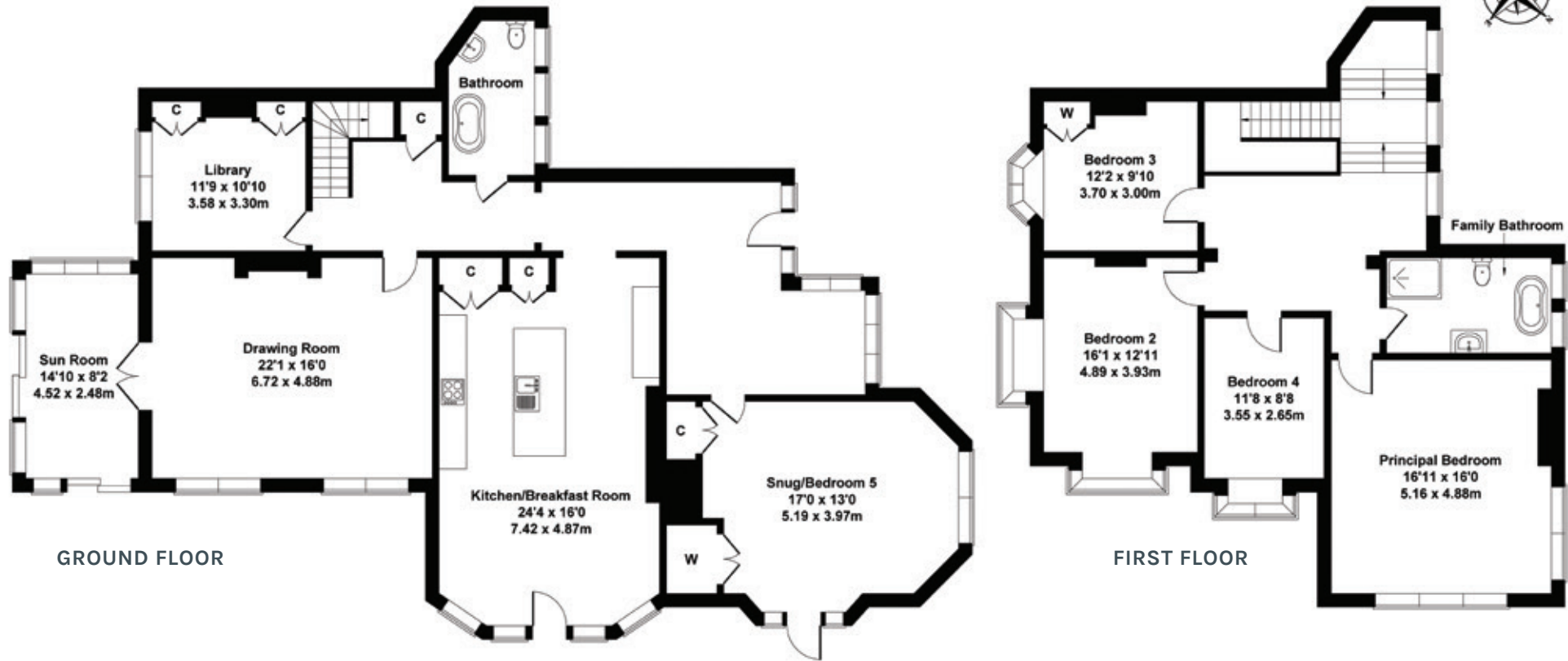
There is also access to the property from Packsfield Lane.



OAKFIELD GRANGE

Approximate Gross Internal Area
2852 sq ft - 265 sq m

For illustrative purposes only - Not to scale



General Information

SERVICES Mains, water, electricity and gas. Private drainage.

POST CODE PO33 4RG

EPC Rating E

TENURE Freehold

COUNCIL TAX Band E

VIEWINGS Strictly by prior arrangement with the sole selling agent, Spence Willard.

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