



## 2 BARGE LANE WOOTTON BRIDGE, PO33 4LB

£580,000  
FREEHOLD

A modern detached ( upside down) 5 bedroom home complete with private MOORING and with the added advantage of VIEWS over Wootton Creek. A perfect home or holiday home in a great location close to the ferry terminals and local amenities. Council tax band "F" CHAIN FREE

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## 2 BARGE LANE

- LARGE MOORING • CREEK VIEWS • 5 bedrooms • Garage • Chain free



The accommodation with approximate measurements co

**Entrance leading to hallway**

**Bedroom 3 3.79 x 4.15 (12'5" x 13'7")**

Double glazed patio doors to the front of the property leading to the veranda. Radiator. Built in storage cupboards.

**Bedroom 2 3.62 x 4.1 (11'10" x 13'5")**

Double glazed patio doors to the front of the property leading to the veranda. Radiator. Built in storage cupboards.

**Master Bedroom 3.78 x 4.16 (12'4" x 13'7")**

Double glazed patio doors to the front of the property leading to the veranda. Radiator.

**Ensuite 2.57 x 2.38 (8'5" x 7'9")**

Double glazed window to the back of the property. Heated towel rail. Separate shower unit, hand basin, low level WC and bath with over head shower attachment.

**Bathroom**

Double glazed window to the back of the property. Heated towel rail. Separate shower unit, sink, toilet and bath with over head shower attachment.

**Utility Room**

Double glazed window to the side of the property and space for washing machine and tumble dryer

**Kitchen / Dining / Lounge 11.43 x 4.15 (37'5" x 13'7")**

Double glazed windows to both sides of the property

and 3 bi-fold doors to the front of the property. Fully fitted kitchen with matching wall, base and drawer units. Fitted dishwasher and space for free standing fridge freezer. Gas oven with extractor over. Two Sinks and drainer with mixer tap and tiled splash back. 2 Radiators.

**Bedroom 4 3.22 x 2.41 (10'6" x 7'10")**

Double glazed window to the back of the property. Radiator

**Bedroom 5 / Study 3.51 x 2.67 (11'6" x 8'9")**

Large double glazed window to the side and back of property.

**Upstairs WC 2.18 x 1.96 (7'1" x 6'5")**

Low level WC. Hand basin. Heated towel rail.

**Garage**

Up and over door.

**Outside**

The drive leading up to the house can accommodate 3 to 4 cars

The garden to the front is enclosed and the 3 bedrooms to the ground floor also lead out onto the veranda stretching the entire width of the property. There is also a raised patio area to the side of the property and there is a gate offering side access.

**Mooring**

This is located opposite the property and is suitable for a good size boat and has the added benefit of

having a position closer to the center of the creek.  
The vendor has advised their boat was 28ft and fitted nicely on the mooring.

FEES: Pontoon association fees: £125 per year

#### ADDITIONAL INFORMATION

The location has easy access to the ferry terminals to Portsmouth & Southampton.

Local amenities include main bus routes, a supermarket, local pub and restaurants.

Council tax Band "F"

EPC: "D"

## 2 BARGE LANE

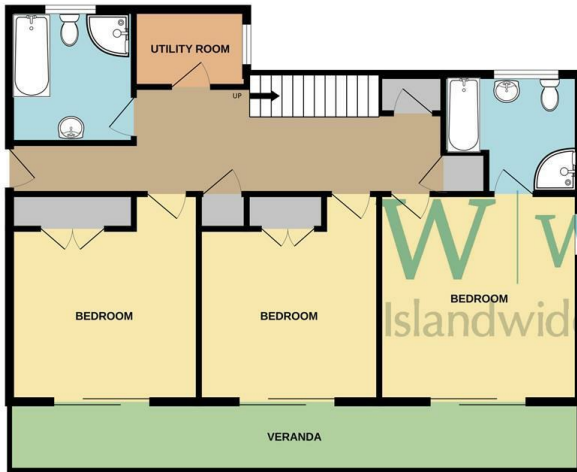




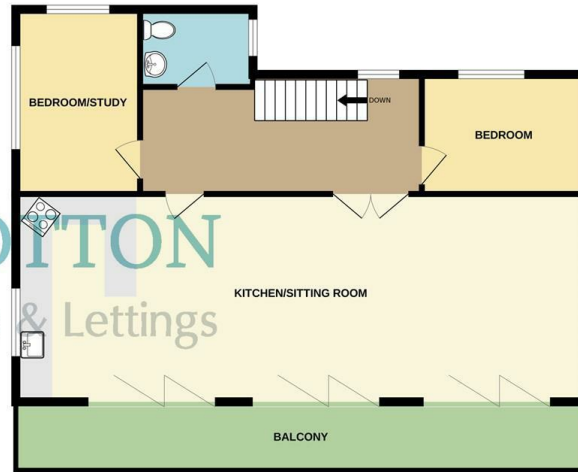




GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



FIRST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	
		57	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements