



## CLOVER COTTAGE

WOOTTON BRIDGE, PO33 4RX

£975,000  
FREEHOLD

SIMPLY STUNNING & CHAIN FREE.. Built in 2020 this stunning 3 BEDROOM BUNGALOW with 3 ACRES. OUTBUILDINGS and LARGE BARN + POND with Fishermans HUT. All set within this beautiful rural location, yet close to Wootton, Ryde, East Cowes and Newport.

W | WOOTTON  
Islandwide Sales & Lettings

# CLOVER COTTAGE

- Large 3 bedroom detached bungalow built 2020
- Set over 3 acres
- Large Barn, workshop and Summerhouse
- Pond with fishermans cottage



The accommodation with approximate measurements co

**Double glazed door to**

**Porch 7'9" x 5'11"**

Double glazed windows to front and rear aspect. Radiator. Door to

**Kitchen/ Diner 14'4" x 19'7"**

Large open plan kitchen / diner. Fully fitted modern kitchen with matching base and drawer units. White ceramic sink and drainer with mixer tap. Space for free standing cooker and "Smeg" extractor fan over. Fitted fridge and freezer. Radiator. Double glazed window to side and rear aspects. Open to

**Hallway**

Storage cupboard. Radiator. Doors to :

**Lounge 14'8" x 14'4"**

Double glazed window overlooking the fields. Radiator.

**Bedroom 14'4" x 12'7"/**

Double glazed window overlooking patio area. Double glazed French doors overlooking the garden and fields beyond.

**Bedroom 18'0" x 10'9"**

Double glazed window overlooking the garden. Double glazed French doors overlooking the patio area. Built in double wardrobe. Doors to :

**Attic room 13'9" x 21'10"**

Radiator. Sloped ceilings. Light and power. Open to

**Further attic space 24'9" x 13'10"**

Sloped ceiling. Eaves storage. Light and power.

**En-suite 7'9" x 12'2"**

Double glazed window. Heated towel rail. Feature sink with vanity storage . Oversized walk in shower. Low level WC.

**Bedroom 8'1" x 7'5"**

Double glazed window. Radiator.

**Utility room 12'10" x 8'1"**

Double glazed window. Radiator. Double glazed door. Floor mounted Worcester boiler. Fitted units with space for washing machine and tumble dryer. Water softener. Extractor fan. Sink with mixer tap.

**Family Bathroom 12'0" x 7'9"**

Double glazed window. Oversized walk in shower. Low level WC. Feature hand basin with built in vanity storage. Extractor fan.

**Outside**

Set in beautiful grounds stretching over 3 acres with open fields beyond. Pretty gardens with mature planting to include shrubs, trees and plants

Pond: Mature and naturally filling. Well stocked with Carp and Perch.

Summer house: 3.87 (Max) x 4.77 ( Max)

Two double glazed windows. Double glazed French doors. Power and light. Loft access with pull down

ladder and light. Consumer unit.

Workshop: 9.41 x 4.23

Power and light. Solar panels providing electricity.

Barn: 12.0 x 7.43

Roller shutter with pedestrian access.

Power and light. Consumer unit. Log burner.

Door to separate WC: Low level WC. hand basin.

Wall hung boiler.

Kitchen area: Double glazed door. Stainless steel sink and drainer. Base units. Seating area. Space for fridge and freezer

Utility Out-house:

Tanks with Oil for heating and calor gas for cooking.

#### Additional information

Heating: Oil

Cooking: Calor gas

Recently installed sewer treatment plant circa 2020. Private solar panels on barn. Protech build guarantee.

Council tax band "C"

EPC "B"

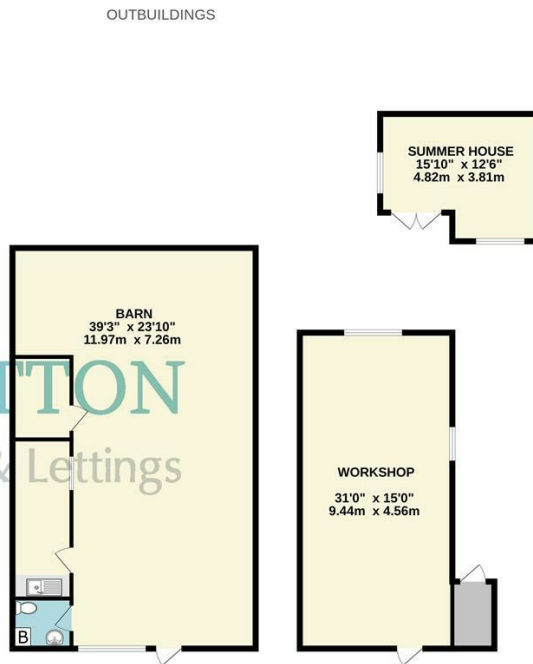
Freehold



## CLOVER COTTAGE







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B	86		(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.  
Made with Metropix ©2023

**W** | WOOTTON  
Islandwide Sales & Lettings

Wootton Estate Agents Sales  
41 High Street  
Wootton Bridge  
Isle Of Wight  
PO33 4LU

01983 883333  
sales@woottonestateagents.com  
www.woottonestateagents.com

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