



CRANFIELD, ASHLAKE FARM LANE WOOTTON BRIDGE, PO33 4LF

£550,000
FREEHOLD

FABULOUS LOCATION.. A 3 - 4 bedroom detached chalet bungalow set on a good size plot. Boasting a DOUBLE GARAGE. CREEK VIEWS. GOOD SIZE GARDEN. A MOORING ON WOOTTON CREEK (details to follow) This lovely home is in need of some modernisation and offered CHAIN FREE

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CRANFIELD ASHLAKE FARM



The Accommodation With Approximate Measurements -

ENTRANCE HALLWAY

Double glazed obscured door and window to front. Radiator. Staircase to 1st floor. Storage cupboard.

SITTING ROOM 6.9 x 3.5 (22'7" x 11'5")

Double glazed window to front. Double glazed windows and patio doors to Conservatory. 2 x Radiators. Gas fireplace.

CONSERVATORY 5.5 x 2.8 (18'0" x 9'2")

Double glazed full length windows to 3 sides. Double glazed doors to 2 sides. Radiator. Tiled flooring.

BEDROOM 4 / Study 3.3 x 2.5 (10'9" x 8'2")

Single glazed window to rear. Radiator. Storage cupboard

KITCHEN 3.549 x 3.018 (11'7" x 9'10")

Double glazed window to rear. A range of wall and floor units with tiled splash back. Double oven. Gas hob with extractor over. Stainless steel sink and drainer. Built in dishwasher. Cupboard housing boiler. Double glazed door to Utility room.

Downstairs W.C

Obscured double glazed window to front. Toilet. Basin

DINING ROOM 3.178 x 3.034 (10'5" x 9'11")

Double glazed to front and side. 2x radiator.

UTILITY 4.569 x 2.2 (14'11" x 7'2")

Single glazed windows to front and back. Double glazed door to front, single glazed door to rear. Feature sink. Door to garage.

DOUBLE GARAGE 7 max x 5.5 (22'11" max x 18'0")

Large double garage. Single glazed window to rear and side. 2x up and over garage door. Power and light.

LANDING

Double glazed window to rear. Radiator. Airing cupboard housing tank

BEDROOM 1 5.851 max x 3.478 (19'2" max x 11'4")

Double glazed window to front and back. Front window with creek views. 2x radiator. Built in wardrobe.

BEDROOM 2 4m max x 3m (13'1" max x 9'10")

Double glazed window to front with creek views. Radiator. Large built in wardrobe. Sink.

BEDROOM 3 3.122 x 2.334 (10'2" x 7'7")

Double glazed window to front with creek views. Radiator. Built in wardrobe.

BATHROOM

Obscured double glazed window to rear. Bath with shower over. WC and basin

OUTSIDE

The front of the property has a large driveway with parking for a number of vehicles and allows

access to the double garage. The garden wraps around the property and is mainly lawned with mature shrubs around the border.

Good size large lawned garden area to side which may hold some extension / development possibility subject to planning.

The property has rights to a mooring within Wootton Creek (more details to follow)

There is also a jetty which is shared with other properties and in need of repair. We have been advised by the vendor that historically they have had a boat measuring 33ft long and weighed roughly 10 tons.

SERVICES Mains gas, electric, water and drainage.

COUNCIL TAX Band F

EPC Rating C



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TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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