



Cherrytree House
162 High Street | Wootton | Isle of Wight | PO33 4LZ

Seller Insight

“ This has been our home for thirty years and we have many happy memories here. It is a wonderful, friendly community with everything a family needs right on the doorstep, from the Tesco express for all the essentials, a garage with a shop for convenience and several pubs including The Cedars within easy walking distance. Wootton Bridge has many incredible walks through ancient woodland and there is a little-known beach along the creek - the perfect escape in the summer months when the more popular beaches can get crowded. At the Sloop Inn you can enjoy a reasonably priced meal, and their Sunday carvery is a real treat. There is also a great fish and chip shop and Chinese takeaway, as well as the restaurant at The Lakeside spa.

A couple of minutes' drive away is Briddlesford farm shop and café - a treasure trove of Isle of Wight produce, including award winning meat, milk, cream and cheese made on the farm. The public transport in Wootton is great, with the numbers 4, 9 and the 'Downs Breezer' taking us to East Cowes, Newport, Ryde and everywhere in between. And if you want to travel further afield, the car ferry to Portsmouth is less than a five-minute drive away.

We will miss this house very much, but our large, extended family is expanding, and we now need to find somewhere even bigger to accommodate us all. We will, most definitely, not be moving far.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Cherrytree House

This is a lovely, five bedroom detached property with parking for numerous vehicles and an impressive Grillkota hut in the large, rear garden.

The ground floor is rather special, divided into two separate living accommodations, each with their own independent external access. To the front of the house is a kitchen/living room, tastefully designed in monochrome which includes an electric fan oven and hob. Additionally, there is a double bedroom and shower room, and perfect to use as an annex or an elderly relative.

Towards the rear of the property is the main home, with another gorgeous kitchen/dining room, that benefits from a beautiful Aga which is oil fuelled and heats the hot water. The large lounge has French doors out onto the large rear garden and benefits from a lovely corner positioned wood burner – perfect for those cosy winter evenings. A family shower room completes the ground floor accommodation.

This wonderfully flexible accommodation would be ideal for a large, multigenerational family, or alternatively it could make a great holiday let. To the first floor are three double bedrooms and good size single bedroom, as well as a family bathroom with a separate shower and bath tub.

The large rear garden is an attractive mix of plants, trees and lawn, with a pretty pond, a summer house, three sheds and a greenhouse. However, the jewel in the crown here is the spectacular Grillkota hut. This beautifully crafted wooden structure offers superb accommodation, with ample space for soft furnishings as well as a bed and dining chairs. The central focal point is the stunning wood burning stove, with cooking being integral to the design. The hut has access to electricity and there is also a separate, diesel fuelled heater, for when the stove is not in use. This is a great space for entertaining and socialising all year round.







Travel Information

1.5 miles from Fishbourne to Portsmouth Ferry Terminal
 3.8 miles from East Cowes to Southampton Ferry Terminal
 3.9 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

1Leisure Medina, Newport	2.5 miles
Lakeside Spa & Hotel, Wootton	0.7 mile
Ryde Golf Club, Binstead	2.9 miles
Westridge Squash & Golf Centre, Ryde	5.4 miles

Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(4 miles) 01983 822099

Education

Primary Schools
 Binstead Primary School, Binstead
 Oakfield C of E Primary School, Ryde
 Fiveways Primary School, Ryde
 Dover Park Nursery, Ryde
 Greenmount Primary School, Ryde
 Haylands Primary School, Ryde
 St. Mary's Catholic Primary School, Ryde
 Wootton Community Primary School, Wootton

Secondary Schools/Colleges
 Carisbrooke College, Newport
 Christ The King Upper College
 Medina College
 Ryde School with Upper Chine School, Ryde
 The Island VI Form
 Isle of Wight College

Learning Assisted Schools
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St Catherine's, Grove Road, Ventnor

01983 562341
 01983 563732
 01983 616272
 01983 562617
 01983 562165
 01983 563372
 01983 562000
 01983 882505

01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Restaurants / Bars
 Fishbourne Inn, Fishbourne
 Binstead Arms, Binstead
 The Sloop Inn, Wootton
 Cibo, Wootton
 Woodmans Arms, Wootton
 Fumo 33, Ryde
 The Alamo, Ryde
 White Hart Inn, Havenstreet

These bars and restaurants are available within a 10-minute or less drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Osborne House - East Cowes
 Appley Tower & Beach - Appley
 Rosemary Vineyard - Ashe
 Monkey Haven, Primate Rescue Centre - Newport
 Butterfly World - Newport
 Wildheart Animal Sanctuary - Sandown

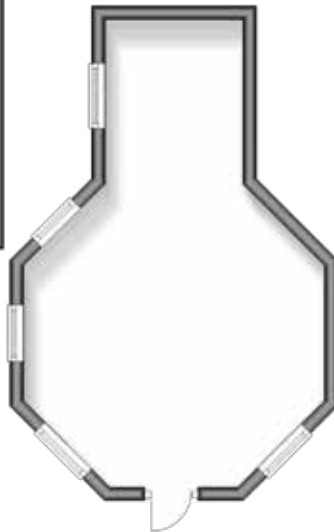
Ground Floor
Approx. 97.7 sq. metres (1051.3 sq. feet)



First Floor
Approx. 60.6 sq. metres (652.8 sq. feet)



Cabin
Approx. 22.3 sq. metres (240.5 sq. feet)



GROUND FLOOR

Entrance Hallway	
Sun Room	6'9 x 4'9
Sitting Room	11'10 x 11'6 plus 11'1 x 9'
Kitchen / Dining Room	11'11 x 10'10 plus 10'6 x 8'11
Annex Kitchen / Living Room	17'9 at widest point x 12'8 at widest point
Annex Bedroom	10'10 x 8'9
Annex Shower Room	

FIRST FLOOR

Landing	
Bedroom 1	15'2 into bay x 13'
Bedroom 2	11'11 x 10'11
Bedroom 3	11'11 x 11'4
Bedroom 4	8'7 x 7'
Family Bathroom	

OUTSIDE

- Front Garden
- Driveway Parking
- Rear Garden
- Kota Hut



Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

