



116 Station Road
Wootton | Isle of Wight | PO33 4RQ

FINE & COUNTRY

Seller Insight

“Wootton has a wonderful, friendly community with everything required right on the doorstep, from the Tesco express for all the essentials, a garage with a shop for convenience and several pub restaurants, including The Woodman's Arms and The Cedars, both within easy walking distance. Wootton Bridge has many great walks through ancient woodland and there's 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's also a great fish and chip shop and Chinese takeaway. Wootton also boasts its very own spa - The Lakeside - that has a fine dining restaurant included with spectacular views overlooking the creek. 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 excellent as well, with the numbers 4, 9 and the 'Downs Breezer' running to East Cowes, Newport, Ryde and everywhere in between. Additionally, the car ferry to Portsmouth is less than a five-minute drive away.*

* 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

116 Station Road

This fabulous, three bedroom property is set in extensive, beautiful gardens in the heart of the historical village of Wootton Bridge, making it a very special find.

The accommodation comprises of a gorgeous kitchen that is the perfect blend of both practical and stylish, with natural granite countertops – so no need to worry about hot pot and pans on the surface - an impressive range cooker with integrated hob, and a real focal point is the fantastic island. This opens into a spacious dining area, with attractive wood flooring and two sets of French doors leading to a vast raised decking area – perfect for entertaining or sitting back and enjoying the view of the pretty woodlands beyond and the red squirrels which venture into the garden.

Additionally, there's a handy utility room, great for keeping annoying household sounds shut away. Towards the front of the property is a sizeable sitting room and three double bedrooms, which all enjoy the use of two tastefully finished to a high specification bathrooms.

To the front is a huge driveway complete with turning circle and garage, as well as a large front lawn. To the rear is the really impressive garden with a delightful combination of manicured lawn, mature plants and trees, and the wonderful decking covering a large area, as well as a garden shed for all the necessary garden paraphernalia.







Travel Information

2.1 miles from Fishbourne to Portsmouth Ferry Terminal
 3.9 miles from East Cowes to Southampton Ferry Terminal
 4.7 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

Seaview Yacht Club Seaview	7.3 miles
Ryde Golf Club, Ryde	3.5 miles
Bembridge Sailing Club, Bembridge	10.8 miles
1Leisure Medina Centre, Newport	2.6 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(3.7 miles) 01983 822099

Education

Primary Schools
 Wootton Community Primary School, Wootton
 Binstead Primary School, Binstead
 St Mary's Catholic Primary School, Ryde
 Haylands Primary School, Ryde
 Oakfield CE Primary School, Ryde
 Dover Park Primary School, Ryde

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

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

01983 882505
 01983 562341
 01983 562000
 01983 563372
 01983 563732
 01983 562617

01983 567331
 01983 562229
 01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Cibo, Wootton
 The Cedars, Wootton
 The Woodmans Arms, Wootton
 The Sloop Inn, Wootton
 Fishbourne Inn, Fishbourne
 The Binstead Arms, Binstead
 Folly Inn, East Cowes
 The Lifeboat, East Cowes
 Bargemans Rest, Newport Quay

These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
 Bembridge Windmill - Bembridge
 Quarr Abbey - Binstead
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Butterfly World – Newport
 Roman Villa - Newport
 Amazon World Zoo – Newchurch
 Rosemary Vineyard – Ryde
 The Wildheart Animal Sanctuary - Sandown

Ground Floor
Approx. 114.9 sq. metres (1237.1 sq. feet)



GROUND FLOOR

Entrance Hallway	
Lounge	16'8 x 13'4
Utility Room	8'6 x 5'5
Shower Room	
Kitchen / Diner	22'11 x 11'2
Bathroom	
Bedroom 3	8'8 x 8'5 up to fitted wardrobe
Bedroom 2	12' x 9'4
Bedroom 1	13'6 x 11'4

OUTSIDE

Front Garden	
Extensive Driveway Parking	
Garage	18'4 x 16'4
Rear Garden	



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 © 2024 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

