



Bridge House
Kite Hill | Wootton Bridge | Isle of Wight | PO33 4LA

SELLER INSIGHT

“Wootton Bridge is a charming village nestled between Ryde and Newport on the Isle of Wight, offering the perfect balance of countryside tranquility and coastal accessibility. The area is known for its picturesque setting around the Mill Pond and tidal creek, where scenic walks and wildlife spotting are part of daily life. With its blend of traditional cottages, modern homes, and welcoming community spirit, Wootton Bridge provides a peaceful retreat while remaining well-connected to the island's key towns and transport links to the mainland.

The village boasts a range of local amenities, including friendly pubs, independent shops, and essential services, all within easy reach. Excellent schools, beautiful woodland trails, and nearby beaches make it especially popular with families and nature lovers alike. Whether you're drawn by the calm waters of Wootton Creek, the lush rural landscapes, or the strong sense of community, Wootton Bridge offers an enviable lifestyle in one of the Isle of Wight's most desirable locations.*

* 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

Bridge House

Nestled beside a tranquil lake on the outskirts of Wootton Bridge, this exquisite Grade II Listed Georgian residence beautifully blends timeless architectural elegance with versatile modern living. Offering a wealth of character, charm, and generous proportions, it provides the perfect retreat for a family seeking both space and serenity in a picturesque island setting.

The home's handsome redbrick façade, framed by climbing roses and traditional Georgian symmetry, makes a striking first impression. Stepping through the classic entrance with its ornamental pilaster surround, you are welcomed into a world of grace and grandeur. Inside, three elegant reception rooms showcase period details such as sash windows, ceiling mouldings, and feature fireplaces, each room exuding its own warmth and personality. The atmosphere is one of refinement and comfort, ideal for both formal entertaining and relaxed family living.

A bespoke fitted kitchen offers quartz work top and storage, complemented by a charming adjoining dining room with terracotta tiled flooring, an inviting space for family meals or gatherings with friends. Extending the full depth of the home, the dual aspect sitting room is bathed in natural light, with French doors opening to picturesque views and a magnificent fireplace forming the heart of this elegant space.

The ground floor also features a well-appointed shower room and a versatile snug, perfect as a study, library, or cosy retreat. Beneath the main staircase lies a useful cellar, ideally suited for wine storage or additional household needs.

The sense of space continues upstairs, where a generous landing leads to three beautifully proportioned double bedrooms. The principal bedroom enjoys captivating lake views, an adjoining dressing room, and a newly fitted ensuite shower room. A stylish family bathroom, complete with a freestanding cast-iron bath and separate shower, combines period character with modern luxury. A separate cloakroom and laundry facilities add convenience for contemporary family life.

Two additional bedrooms on the spacious attic level provide exceptional flexibility, ideal for use as guest suites, creative studios, or playrooms, depending on individual needs.

Outside, the property offers equally enchanting surroundings. A sweeping front lawn opens to breathtaking views over the shimmering lake, creating a haven of peace and privacy. The garden bursts into life in spring and summer, with vibrant planting, raised vegetable beds, and a charming greenhouse for gardening enthusiasts. To the rear, a secluded walled courtyard captures the morning and midday sun and leads to a large art studio and several practical outbuildings, including various storerooms. A double garage and gated gravel driveway provide ample parking and easy access.

Perfectly positioned on desirable Kite Hill, the home enjoys the ideal balance of rural charm and convenience. The nearby Fishbourne ferry port ensures effortless mainland connections, while local attractions, including the renowned Fishbourne Inn, sailing club, and the scenic Mill Pond, enhance the area's appeal. Wootton Bridge itself offers excellent amenities, from shops and schools to cafés, a health centre, and community facilities. The coastal town of Ryde, with its sandy beaches and boutique shops, lies just ten minutes away, while Newport provides a vibrant hub for shopping, dining, and the arts.

Graceful, historic, and deeply inviting, this remarkable Georgian home captures the essence of refined island living, where heritage and tranquillity meet in perfect harmony.







Travel Information

1 mile from Fishbourne to Portsmouth Ferry Terminal
4.6 miles from East Cowes to Southampton Ferry Terminal
3.4 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

Royal Victoria Yacht Club, Fishbourne	1 mile
Seaview Yacht Club Seaview	6.7 miles
Ryde Golf Club, Ryde	2.2 miles
1Leisure Medina Centre, Newport	3.2 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 Road, Newport	4.7 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



SPLIT LEVEL GROUND FLOOR

Entrance Hallway	18' x 11'9"
Sitting Room	21'4" x 14'10"
Dining Room	13'8" x 11'2"
Kitchen	10'3" x 9'
Shower Room	
Study	12'10" x 11'11"
Rear Porch	

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	20'3" x 11'11"
Dressing Room	9'10" x 6'10"
En-Suite Shower Room	9'11" x 7'2"
Utility Cupboard	
Cloakroom	
Family Bathroom	8'10" x 6'7"
Bedroom 2	14'10" x 12'9"
Bedroom 3	11' x 10'4"

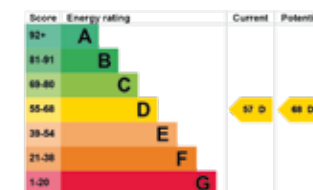
SECOND FLOOR

Bedroom 4	16'1" x 12'11"
Bedroom 5	17'5" x 12'8"

OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	28'4" x 22'3" reducing to 15'4"
Store Room	17'6" x 10'7"
Shed	
Studio	15'1" x 12'11"
Workshop	

Council Tax Band: F
Tenure: Freehold



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