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wright
estate agency

- Attractive Detached House in Village Location
- Handy Loft Room for Occasional Use
- Brick Paved Driveway for up to 3 Vehicles
- Well Placed for Buses & Local Amenities
- Comfortable 3/4 Bedroom Accommodation
- Wonderfully Light Lounge & Cosy Sitting Room
- D/Glazed Conservatory Surrounded by Extensive Patio
- Stunning 140ft Rear Garden
- Two Shower Rooms & One Bathroom
- Convenient for Mainland Ferry Connections & Major Towns

156 High Street, Wootton Bridge, Ryde, PO33 4LZ

£419,950

Situated in the charming Wootton Bridge, this attractive detached house offers a delightful blend of comfort and style. Spanning an impressive 1,692 square feet, the property boasts four well-proportioned bedrooms and three bathrooms, making it an ideal family home. The internal layout is thoughtfully designed, featuring two spacious reception rooms and a lovely conservatory that invites natural light and provides a serene space to relax.

The heart of the home is the inviting kitchen/diner, which seamlessly connects to a beautifully paved terrace, perfect for alfresco dining while overlooking the stunning 140ft rear garden. This garden is a true highlight, tastefully landscaped with a neatly framed lawn and pretty borders, creating a tranquil outdoor retreat for both relaxation and entertaining.

With parking available for up to three vehicles, convenience is at your doorstep. The property is well-presented throughout, ensuring that it is ready for you to move straight in and make it your own. Its location is particularly advantageous, being well-placed for easy access to mainland ferry travel and routes to the neighbouring towns of Ryde and Newport.

This home, built in the 1930's, combines classic charm with modern living, making it a perfect choice for those seeking a comfortable and stylish residence in a popular village setting. Don't miss the opportunity to view this delightful property, which truly embodies the essence of family living in Wootton Bridge.

Accommodation

Porch

Entrance Hall

Built-in & Walk-in Storage

Lounge
13'9" max x 10'11" (4.19m max x 3.33m)

Sitting Room
12'0" max x 11'11" (3.66m max x 3.63m)

Conservatory/Dining Room
11'10" x 10'7" (3.61m x 3.23m)

Kitchen/Breakfast Room
13'11" max x 10'11" max (4.24m max x 3.33m max)

Bedroom 4/Guest Bedroom
15'3" x 7'7" overall dimension (4.65m x 2.31m overall dimension)
Including En-Suite

Landing
Pull down ladder to loft room

Bedroom 1
11'11" plus wardrobes x 10'10" (3.63m plus wardrobes x 3.30m)

Shower Room
11'3" x 7'10" average (3.43m x 2.39m average)
Housing Boiler

Bedroom 2
13'6" plus wardrobe x 10'11" including wardrobe (4.11m plus wardrobe x 3.33m including wardrobe)

Bedroom 3
10'10" x 7'11" (3.30m x 2.41m)

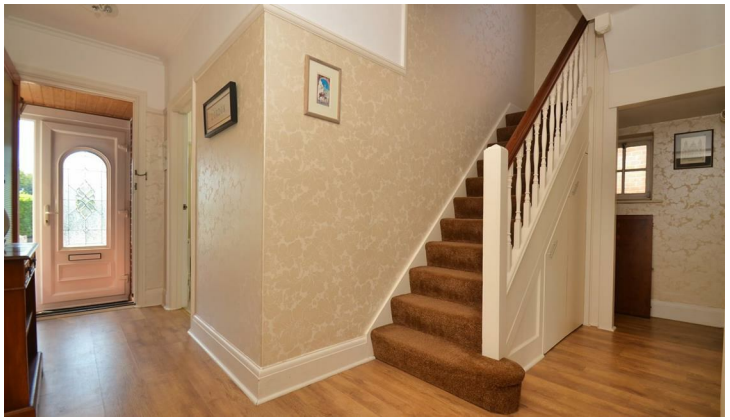
Bathroom
7'6" x 5'3" (2.29m x 1.60m)

Loft Room
15'4" max x 12'5" max (4.67m max x 3.78m max)

Built-in Undereaves Storage

Driveway Parking
The brick paved driveway and turning area offers spaces for up to 3 vehicles.

Tenure
Freehold



Council Tax
Band E

Gardens
Deep mature shrub borders nicely frame the frontage surrounding the brick paved driveway. Gated side access to rear garden. This beautifully maintained extensive garden is a veritable oasis. It extends to some 140ft in length and is cleverly divided into different sections. A sizeable patio sits off the rear of the house accessed via the kitchen/breakfast room and the conservatory. A wisteria covered walkway leads to the central lawn meeting the raised sun deck en route. An array of established shrubs and ornamental trees feature throughout bringing a wealth of colour. the paved pathway leads to the summer house, garden store & shed which are neatly screened by a mature tree. Fence boundaries enclose the garden on all sides and the pretty garden enjoys a tree lined backdrop with the local park beyond. Garden tap.

Summer House
11'11" x 9'9" (3.63m x 2.97m)

Garden Store
17'11" x 10'2" max (5.46m x 3.10m max)

Tool Shed
4'10" x 4'4" (1.47m x 1.32m)

Flood Risk
Very Low Risk

Construction Type
Brick elevations. Slate roof. Cavity walls.

Mobile Coverage
Coverage Includes: EE & O2

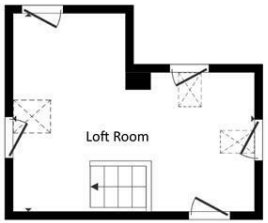
Broadband Connectvity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services
Unconfirmed gas, electric, water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

FLOOR 1

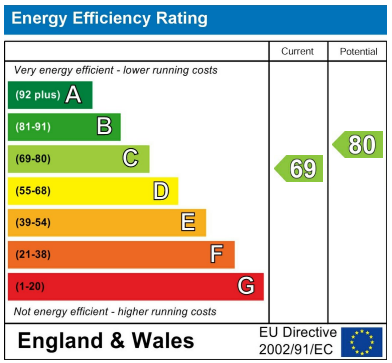
FLOOR 2



LOFT ROOM

GROSS INTERNAL AREA
FLOOR 1 82.9 m² FLOOR 2 59.4 m² LOFT ROOM 15.0 m²
TOTAL : 157.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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The Property Ombudsman

Viewing: Date ..... Time .....

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.