



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# Woodlands

Main Road, Brook, Isle of Wight PO30 4EJ



A spacious and beautifully presented detached bungalow set within generous landscaped gardens, offering stylish open-plan living, three bedrooms, garage, outbuildings and positioned in an idyllic rural village setting.

- Fabulous single storey home, upgraded and updated throughout
- Three well-proportioned bedrooms, including principal with ensuite
- Detached garage with ample driveway parking
- Bright interiors with an abundance of glazing
- Loft space providing excellent additional storage and potential
- Impressive open-plan kitchen, living and dining space
- Generous half-acre plot with mature wraparound gardens
- Useful outbuildings including workshop and summerhouse
- Flexible floorplan with versatile layout options
- Peaceful rural setting close to spectacular beaches

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Woodlands is an exceptionally well-proportioned detached bungalow, offering an impressive balance of space, light and versatility throughout its large footprint. The property has been upgraded, updated and maintained to a very high standard throughout, and is thoughtfully arranged to create a natural flow between living and sleeping accommodation, with a particular emphasis on open-plan living at its core. The open-plan kitchen/living area and adjacent dining area forms a sociable and welcoming hub, ideal for both everyday living and entertaining. Externally, the home is equally appealing, set within established and beautifully maintained grounds that provide both privacy and a picturesque setting. With the added benefits of a generous loft space that could offer further potential (subject to any necessary consents), a detached garage complete with workshop space, and ample private parking, Woodlands represents a complete and highly adaptable home.

Woodlands enjoys a tranquil and rural setting in the desirable hamlet of Brook, surrounded by greenery and characterised by quiet lanes and a relaxed pace of life. Brook is connected by the Southern Vectis route 12 bus service, providing links to Freshwater, Totland and Newport, along with a number of surrounding villages. The charming harbour town of Yarmouth is just a short drive away, offering a sailing club, marina and convenient ferry crossings to the mainland, with onward rail connections to London. Set within a designated National Landscape, the area is renowned for its outstanding natural beauty, with an extensive network of countryside and coastal walks close at hand, including the iconic Tennyson Trail. The enchanting beaches of Brook and Compton Bay are also within easy walking distance.

### **Welcome to Woodlands**

The approach to Woodlands is both charming and inviting, setting the tone for what lies beyond. A five-bar gate and gravel driveway gently leads you into the property, bordered by mature planting, natural stonework and established trees that create an immediate sense of privacy and calm. A characterful timber sign subtly marks the entrance, while the surrounding greenery frames the home beautifully. As you arrive, the space opens up to reveal generous parking and access to the house and garage, all positioned within a setting that feels quietly tucked away and wonderfully secluded.

### **Entrance Hall**

Welcoming and light, the entrance hall provides access to the dining area, bedrooms and bathroom, and is also generous enough to provide a wonderful snug/reception area with full height glazing and sliding doors, which provide a lovely garden outlook and make the most of the south-east facing aspect. There is also a hatch which provides access to the loft.

### **Kitchen/Living Space**

Undoubtedly the standout feature of the home, the open-plan kitchen and living area is a superb, light-filled space designed for modern living. The kitchen is fitted with sleek, contemporary units, integrated appliances and generous work surfaces, complemented by a large central island that doubles as a breakfast bar. The space flows effortlessly into the lounge area, where comfortable seating is arranged to enjoy views over the garden through wide sliding doors. A centrally positioned rooflight enhances the sense of space, while a stylish log-burning stove introduces warmth and a focal point during cooler months. This is a room that works equally well for everyday family life and entertaining on a larger scale. Bifold doors provide access to the dining area.

### **Dining Area**

Perfectly positioned, the dining area provides an ideal setting for formal meals or gatherings. It comfortably accommodates a substantial dining table and benefits from the same light and garden outlook as the adjoining spaces.

### **Bedroom One**

The principal bedroom is generously proportioned and enjoys a calm and private position within the home. It benefits from built-in storage and direct access to a well-appointed ensuite, creating a comfortable and self-contained retreat.



### **Ensuite**

The ensuite is fitted with a modern suite, which includes a luxuriously large walk-in shower, providing convenience and practicality for the principal bedroom, with a contemporary, clean and functional design.

### **Bedroom Two**

A spacious double bedroom with a pleasant outlook over the garden, offering flexibility for use as a guest room or additional main bedroom if required.

### **Bedroom Three**

With a lovely outlook to the front aspect, bedroom three is a versatile room, ideal as a bedroom, home office or hobby room, depending on individual needs.

### **Bathroom**

Serving the remaining bedrooms, the bathroom is well-positioned and fitted with a corner shower, substantial bath, and modern sanitary ware, completing the internal accommodation.

### **Loft**

The large loft space is easily accessible via pull-down steps, and provides excellent additional storage. The space has good head-height, is boarded and also benefits from a window to the side aspect. Subject to the necessary consents, it may offer potential for further adaptation.

### **Outside**

The gardens are a defining feature of Woodlands, extending to approximately half an acre and wrapping around the property, they offer a wonderful sense of space and privacy. Predominantly laid to lawn, they are interspersed with mature trees, shrubs and planting that create seasonal interest and natural screening. A decked terrace provides an ideal area for outdoor dining and relaxation, with direct access from the main living space. A range of outbuildings enhance the practicality of the property, including a summerhouse, which would also make a wonderful work from home space, an open fronted cabin, perfectly positioned to one corner, and a potting/growing shed. The overall setting is both peaceful and picturesque, perfectly complementing the home.

### **Garage/Workshop**

The detached garage is an extremely useful space, with a large garage area to the centre, and workshop spaces to either side. The garage offers secure parking and is complemented by a generous driveway providing ample off-road parking for several vehicles.

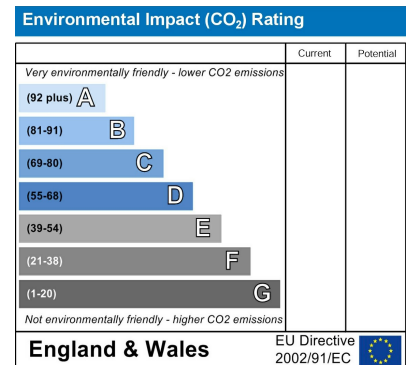
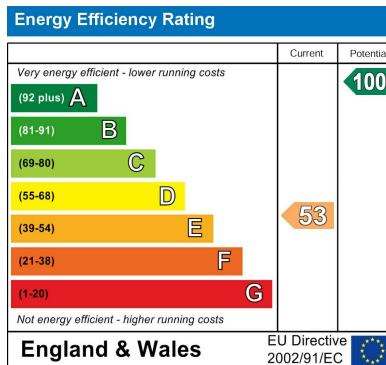
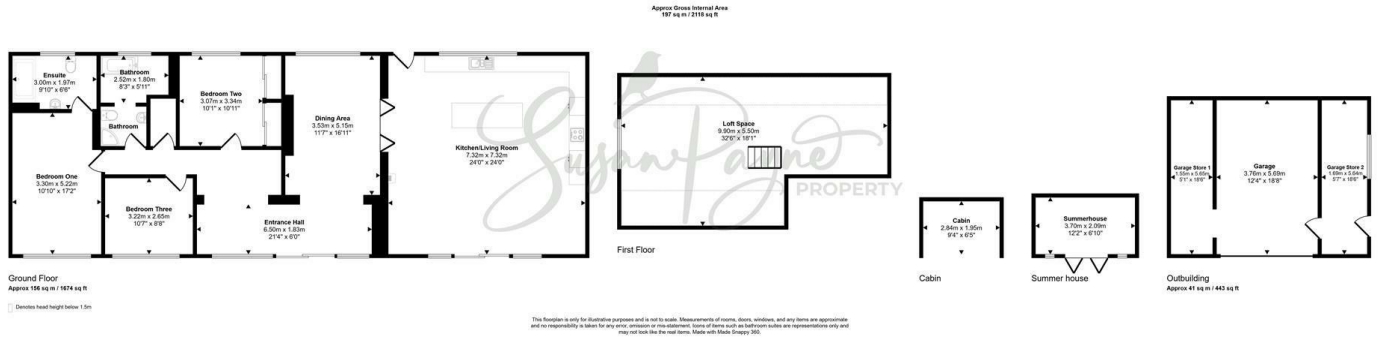
Woodlands is a superb example of a spacious and well-appointed bungalow, offering flexible accommodation, beautifully maintained gardens and a highly desirable setting. It is a home that effortlessly combines comfort, practicality and lifestyle appeal, making it well-suited to a wide range of buyers. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: F (Approx £3675.18 for 2026/27)

Services: Mains water, electricity and drainage



Agent Notes:

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