



Kite Hill Court, Kite Hill, Wootton Bridge

PO33 4LE

£845,000
Freehold

Positioned on the prestigious Kite Hill, this striking brick-built statement home offers four generous bedrooms—with the potential for a fifth. Beautifully modernised to contemporary standards, it retains its considerable character and charm. A double garage and thoughtfully landscaped gardens complete this chain-free

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Kite Hill Court, Kite Hill, Wootton

4 -5 Bedroom statement home

Beautifully modernised

Great location

Double Garage

CHAIN FREE



ON THE GROUND FLOOR

The accommodation with approximate measurements comprises

Double glazed door to

Entrance hallway / Dining area
3.83 m x 3.83 m 12'7" x 12'7"

Radiators. Double glazed window to front aspect. Room for table and chairs and open to study area. Stairs to first floor.

Study Area
3.13 m x 3.09 m 10'3" x 10'2"

Double glazed window to front aspect. Radiator. Door to:

Lounge
6.59 m x 3.79 m 21'7" x 12'5"

Triple aspect double glazed windows. Two radiators. Feature open fireplace with exposed brick work. Feature beams. Double glazed French doors to rear aspect.

Downstairs Bedroom
3.65 m x 3.10 m 12'0" x 10'2"

Double glazed window to rear and over looking the garden. Radiator. Door to:

En suite
1.99 m x 1.90 m 6'6" x 6'3"

Fully tiled. Corner shower, Low level WC. Hand basin with vanity storage. Tiled flooring. Heated towel rail. Double glazed window to rear aspect.

Kitchen / Diner
7.05 m x 4.31 m 23'2" x 14'2"

Fully fitted kitchen with matching wall, base, drawer units. Fitted fridge and freezer, dishwasher, washing machine and tumble dryer. Free standing 6 ring Rangemaster. Matching island with additional storage. White ceramic sink and drainer with mixer tap. Tiled splash back. Room for table and chairs and socialising. Double

glazed window to front aspect. Double glazed French doors to garden. Wall hung boiler. Tiled walls. Door to:

WC
1.82 m x 1.31 m 6'0" x 4'4"

Low level WC. Hand basin with vanity storage. Tiled floors and walls. Heated towel rail. Double glazed window to rear aspect.

Snug
5.65 m x 2.45 m 18'6" x 8'0"

Two large storage cupboards. Radiator. Double glazed windows to front and side aspects.

Stairs to first floor

Landing
Double glazed window to front aspect. Radiator. Doors to:

Master Bedroom
5.91 m x 3.68 m 19'5" x 12'1"

Double glazed windows to both front and rear aspects. Radiator. Two Walk in wardrobes. Door to:

En-suite
2.27 m x 2.02 m 7'5" x 6'8"

Corner shower. Low level WC, feature hand basin set within vanity storage. Tiled walls and floor. Heated towel rail. Velux window.

Bedroom
4.85 m x 3.78 m 15'11" x 12'5"
Double glazed window to front aspect. Radiator

Bedroom
3.81 m x 3.37 m 12'6" x 11'1"
Double glazed window to front aspect. Radiator.

Family Bathroom

3.30 m x 2.07 m 10'10" x 6'9"

Bath with shower attachment. Corner shower.
Low level WC. Hand basin with a variety of vanity storage units. Heated towel rail. Tiled walls and floor.

Additional hallway to :

4 storage cupboards with shelving and consumer unit. Radiator. Velux window. Doors to:

Outside

Large wrap around garden mainly laid to lawn.
Patio areas. Outside tap. Planted borders. Gate to side aspect.

Garage

4.74 m x 5.03 m 15'7" x 16'6"

Electric up and over door. Storage into eaves.
Consumer unit. Double glazed door and window to side aspect.

Additional information

Freehold.

Council Tax: Band G

Mains: Gas, Water and Electric.

Kite Hill Court







1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

TOTAL FLOOR AREA : 1787sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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