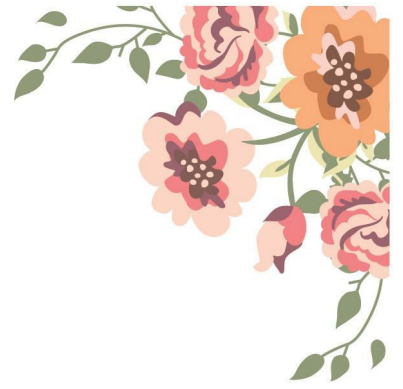




Susan Payne PROPERTY
PROUDLY PRESENT FOR SALE



53, Church Road

Wootton Bridge, Isle of Wight PO33 4PX



A spacious, four-bedroom detached family home on popular Church Road, with bright neutral interiors, a large kitchen/diner, generous garden, driveway parking and detached double garage.

- Modern four-bedroom detached family home
- Large kitchen/diner with French doors to the rear garden
- Ground floor cloakroom, family bathroom and ensuite
- Large loft space with pull-down ladder
- Detached double garage and ample driveway parking
- Generous proportions and light, neutral décor throughout
- Spacious lounge plus separate snug and study
- Gas central heating and double glazing throughout
- Paved rear terrace and enclosed garden
- Close to village amenities, schools and coastline

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

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Set within an extremely convenient and desirable spot on popular Church Road, this modern detached home offers superbly proportioned accommodation arranged over two floors. Thoughtfully reconfigured and updated by the current owners, the property provides a flexible, flowing layout ideal for family life, with a welcoming entrance hall, three ground-floor reception spaces, a bright kitchen/diner opening to the garden, four bedrooms, two bathrooms and a separate cloakroom. Neutral décor, double glazing and gas central heating create a comfortable and practical home, while the detached double garage, generous driveway and rear garden with paved terrace further enhance the everyday appeal.

Located in the sought-after village of Wootton, with its pretty creek, local shops, cafés and restaurants, the property is perfectly positioned within easy reach of both Newport and Ryde. Church Road is well placed for an idyllic yet highly convenient lifestyle, with access to local green spaces and a network of rural and coastal footpaths nearby. Wootton Primary School is within easy walking distance, while the bustling town of Ryde, with its sandy beaches, independent shops, restaurants and Ryde School, is around ten minutes away by car. In the other direction, the county town of Newport offers a wider range of shopping, leisure and dining facilities less than four miles away. The home is also ideally placed for mainland travel, with the Fishbourne to Portsmouth ferry route less than two miles away.

Welcome to 53 Church Road

The property is approached from Church Road via a generous gravel driveway, set behind a brick boundary wall. The detached double garage sits to the front, providing excellent parking and storage, while the house itself presents an attractive brick façade beneath a tiled roof. A smart timber-framed porch creates a characterful first impression and shelters the front entrance, setting the tone for the well-proportioned and practical accommodation within.

Porch

A handsome timber porch shelters the front door and creates a welcoming entrance to the home, with steps rising from the driveway and space to pause before entering the hallway.

Entrance Hall

The front door opens into a practical entrance hall with light-toned flooring, neutral décor and access to the principal ground-floor rooms. Stairs rise to the first floor, and the layout gives a natural flow through to the kitchen/diner, lounge, snug, study and cloakroom.

Kitchen/Diner

The kitchen/diner is a standout feature of the property, offering a large, bright and sociable space with French doors opening directly to the rear terrace and garden. Gloss-fronted cabinetry provides extensive storage, complemented by work surfaces and space for freestanding appliances. There is ample room for a family dining table, making this an ideal hub for everyday life, relaxed entertaining and summer dining with the garden doors open.

Lounge

A generous reception room, the lounge offers excellent proportions for family living and entertaining. Large windows to the side aspect and glazed French doors to the garden fill the space with natural light and provide an attractive outlook across the garden. The room is comfortably arranged as a main sitting room, with ample space for sofas and freestanding furniture.

Snug

A further versatile reception room, currently arranged as a snug, but equally suitable as a playroom, family room, informal sitting area or dedicated dining room. With large full-height windows to the front aspect providing an open outlook over the driveway and garden, this is a flexible space that supports modern family living.



Study

The study provides a useful dedicated workspace, reading room or occasional ground-floor bedroom if required. Its proportions make it a highly versatile room, ideal for those working from home.

Cloakroom

Conveniently positioned off the hall, the ground-floor cloakroom is fitted with a contemporary WC and wash basin, finished with tiled surrounds and neutral tones.

First-Floor Landing

The staircase rises to a bright and spacious landing, providing access to all four bedrooms and the family bathroom, and benefitting from a window to the front aspect that provides a lovely view over Wootton. There is also access to the large loft space via a pull-down ladder, offering excellent additional storage potential.

Bedroom One

A comfortable principal bedroom with a calm, neutral finish and mirrored fitted wardrobes. The room enjoys good natural light, far reaching views with glimpses of the Solent, and benefits from its own ensuite shower room.

Ensuite

The en-suite is fitted with a shower enclosure, WC and wash basin, with elegant neutral tiling and an obscure glazed window.

Bedroom Two

A well-proportioned double bedroom positioned to the rear, offering a pleasant outlook over the garden and with ample space for bedroom furniture. Its size and arrangement make it ideal as a guest bedroom, older child's room or additional principal bedroom.

Bedroom Three

Another generous double bedroom, currently arranged with a bed and desk space, making it well suited to a teenager's room, guest accommodation or bedroom with study area.

Bedroom Four

A comfortable fourth bedroom, also offering flexibility as a nursery, dressing room or additional home office. Its neutral décor allows the space to be adapted easily to suit the next owner's needs.

Family Bathroom

The family bathroom is spacious and fully tiled, comprising a panelled bath, a generously proportioned separate shower enclosure, modern WC and a vanity basin. A window provides natural light, and the room is finished in a clean, neutral style.

Rear Garden

The rear garden is mainly laid to lawn and enclosed by fencing and mature planting. A generous paved terrace extends across the rear of the house, accessed from the kitchen/diner and the lounge via French doors, creating an ideal area for outdoor seating, barbecues and family gatherings. A timber garden shed provides useful storage, and there is side access around the property.

Garage and Driveway

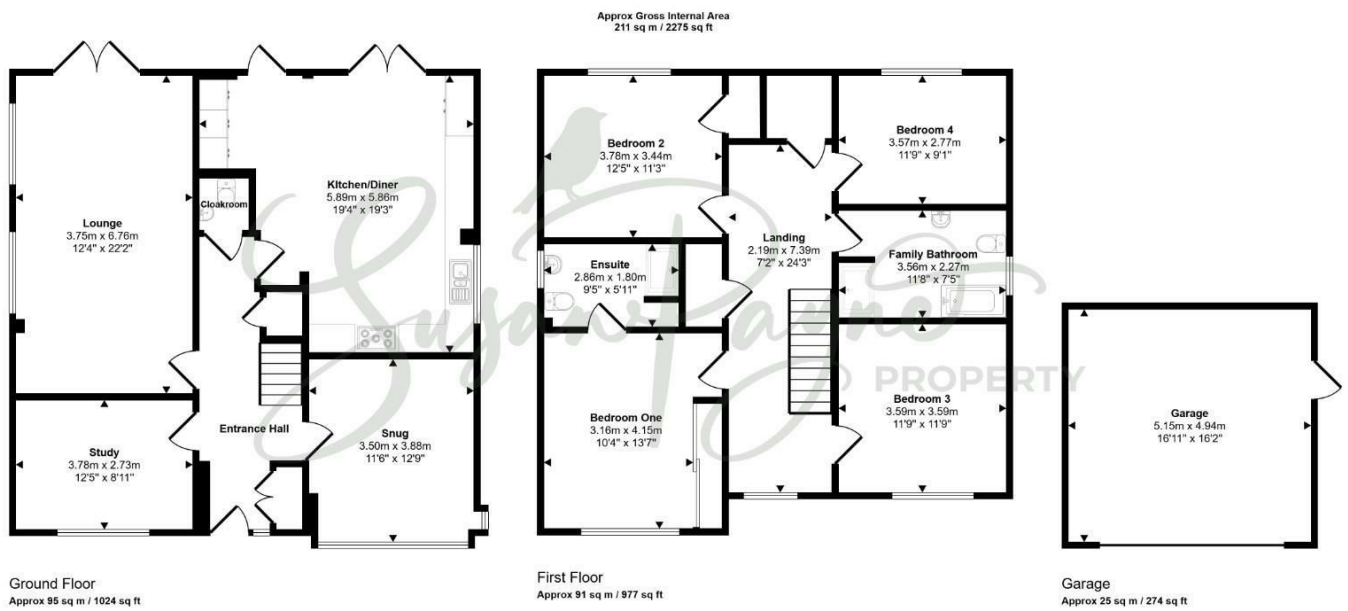
To the front, the gravel driveway provides ample off-road parking and leads to the detached double garage. The garage offers excellent potential for parking, storage, hobbies or workshop use, subject to requirements. The driveway extends to the side of the property, providing further parking and fantastic access to the rear garden.

**In Summary**

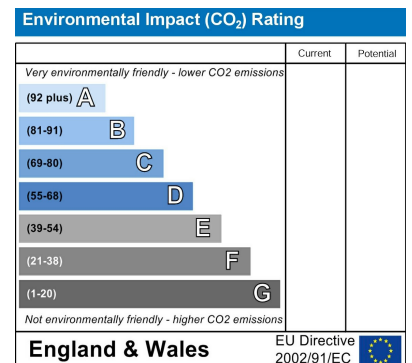
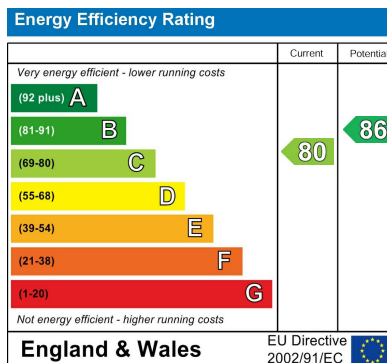
53 Church Road presents a wonderful opportunity to acquire a spacious and versatile modern family home in one of Wootton's most convenient and desirable settings. With generous proportions, neutral interiors, multiple reception spaces, a large kitchen/diner, four bedrooms, a rear garden, paved terrace, detached double garage and ample parking, this is a home designed for easy everyday living in a superb village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: F (Approx £3093.06 for 2026/27) | Services: Mains water, gas, electricity and drainage



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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