

Lushington Hill | Wootton Bridge | Ryde | PO33 4NR

Offers In The Region Of

RED SQUIRREL PROPERTY SHOP

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Ryde | PO33 4NR

Nestled in the picturesque area of Wootton Bridge, this modern detached house offers a splendid opportunity for family living. Built in 1990, the property boasts a generous living space of 2,583 square feet, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by an inviting entrance hall and two reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. The four well-proportioned bedrooms offer a peaceful retreat, with plenty of natural light and space for personalisation.

The property features two bathrooms and separate WC, catering to the needs of a

- DETACHED HOME
- 4 BEDROOMS WITH GROUND FLOOR EN-SUITE
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- NEW SOLAR PANELS & WOOD-BURNING STOVE
- NEWLY REFURBISHED
- GENEROUS PLOT SIZE CIRCE 1.4 ACRES
- OUTBUILDING WITH POTENTIAL TO CREATE ANNEX
- CLOSE TO BOTH FERRY TERMINALS
- UNDER-FLOOR HEATING IN ENTRANCE HALL
- PREVIOUS OWNER USED PADDOCK FOR PONY

Entrance Hall
Generously-sized entry hall benefiting from under-floor heating. Doors & stairs off to:

Living Room
9.90 x 4.80
Spanning a generous area, the living room offers a bright and welcoming space with good-sized windows that flood the room with natural light. It features exposed wooden beams and a brick fireplace with wood-burner that adds a cosy, traditional touch, perfectly blending character with comfort. The room opens out to the garden, creating a seamless flow between indoor and outdoor living.

Kitchen
4.74 x 2.90
This newly-fitted kitchen presents a practical and modern layout with a mix of wall and base units finished in a light shade, complemented by dark work surfaces. It includes integrated appliances and a useful breakfast bar area with seating for two, perfect for casual dining. The terracotta floor tiles add warmth and charm to this well-lit room.

















Utility Room
4.74 x 1.45
A useful utility room with a compact layout, fitted with units matching the kitchen for a consistent look. It offers practical space for laundry and additional storage, with a door leading to the outside rear garden, enhancing its convenience.

Study
4.74 x 3.00
The study provides a quiet and practical workspace with a simple layout, neutral décor, and carpeting. It benefits from a window that brings in natural light overlooking the rear garden, creating a productive and comfortable environment for work or hobbies.
Door leading to:

Ground-floor Bedroom
6.60 x 4.50
This bedroom is a generously-sized, light-filled space with a wide bay window allowing views to the garden. The room is carpeted in a soft neutral tone and includes built-in mirrored wardrobes providing excellent storage, creating a peaceful and inviting retreat.
Door to:

En-suite
2.29 x 4.40
A spacious bathroom featuring contemporary grey marble-effect tiling throughout. It includes a his & hers vanity units, a WC, and a bath with an overhead shower, combining style and functionality in a generously sized room.

Bedroom 4
2.72 x 4.44
A second bedroom, featuring a bay window that brings in natural light, soft carpeting, and neutral walls. This room offers a bright and airy feel, ideal for relaxation or as a guest room.

Downstairs WC
Separate WC with low level WC and pedestal wash hand basin.

First Floor Landing
Door leading to walk in airing cupboard, offering ample space for storage.
Doors off to:

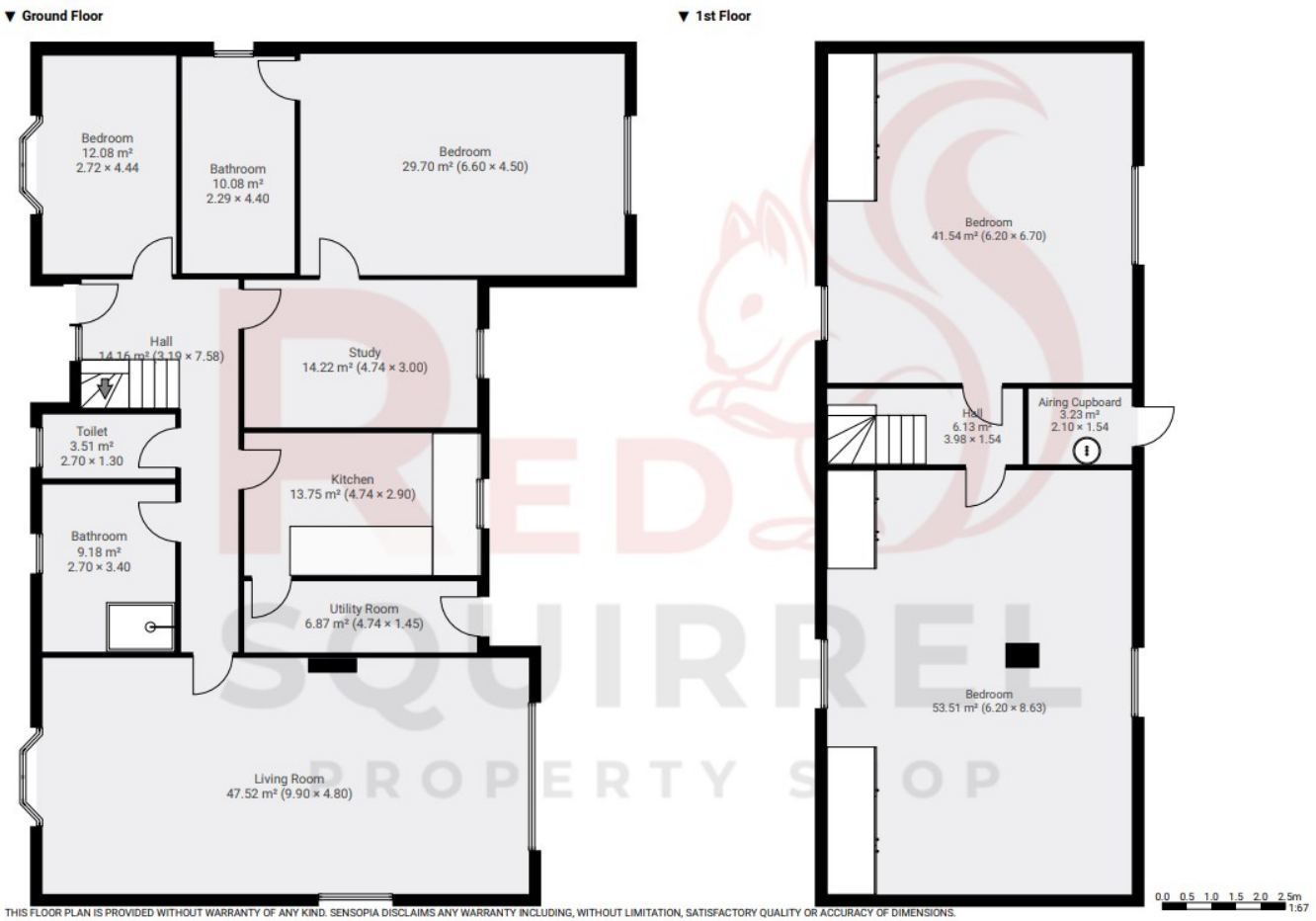
Bedroom 1
6.20 x 6.70
Upstairs, this exceptionally large bedroom benefits from plentiful natural light through large windows. It provides ample space for various furniture and includes some built-in storage, making it a versatile and peaceful sanctuary.

Bedroom 2
6.20 x 8.63
Another impressive bedroom occupying a large portion of the first floor, this room is flooded with natural light thanks to multiple windows. The space offers flexibility for a variety of uses and includes built-in storage areas, ideal for those needing an expansive personal space.

Outside
Front:
The sweeping gravel driveway offers ample parking, leading to the double garage, outbuildings and continues to the side access to rear garden. Various surrounding mature shrubs and trees.

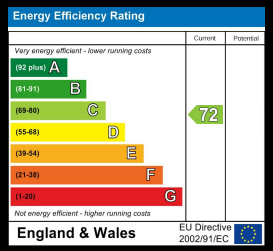
Rear:
Paved patio area with steps leading down to the extensive rear garden mainly laid to lawn with surrounding mature shrubs and trees. Leading to the copse at the rear of the garden.

Outbuilding
Previously used as a dwelling, the outbuilding offers a fantastic opportunity to convert to an annex or other development opportunity (subject to planning), current



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