



Susan Payne
PROPERTY
PROUDLY PRESENT FOR SALE



3, Holford Road

Wootton Bridge, Isle of Wight PO33 4NL

£335,000
FREEHOLD



A fabulous three-bedroom/two-bathroom bungalow, which has been extended and updated over the years, has beautiful gardens front and rear, plenty of driveway parking, a garage, and is set in a quiet spot on the ever-popular Holford Road.

- Link-detached bungalow in a sought-after residential setting
- Spacious and naturally bright accommodation
- Separate shower room plus additional family bathroom
- Beautifully maintained gardens with mature trees and planting
- Peaceful location convenient for local amenities and ferry links
- First time on the open market since it was new in 1966!
- Kitchen opens into a conservatory overlooking the garden
- Flowing layout with multiple configuration options
- Driveway parking and a garage
- Offered for sale chain-free and ready to move into

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

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Set within a quiet and highly desirable residential position, 3 Holford Road presents a fantastic opportunity to acquire a well-maintained link-detached bungalow with bright, spacious accommodation and wonderful gardens. The property offers a comfortable and versatile layout comprising three bedrooms, generous reception space, a modern kitchen, conservatory, bathroom facilities and ample storage throughout. Large windows allow natural light to flood the interior, whilst the mature rear garden provides an idyllic outdoor retreat with lawned areas, established planting and a delightful sense of privacy. Perfectly suited to downsizers, families or buyers seeking single-level living in a convenient village location, this charming home combines practicality with warmth and character.

Wootton is one of the most popular and convenient villages on the Island, offering an excellent range of local amenities including shops catering for everyday groceries, food and wine, together with a selection of highly regarded eateries including a Mediterranean restaurant and a renowned fish and chip shop. Nearby facilities include a primary school, community centre, recreation and sports ground, health centre, pharmacist and veterinary practice. The property is ideally positioned for travel connections, with regular bus services nearby and the Fishbourne car ferry terminal just a short five-minute drive away. The bustling seaside town of Ryde, with its expansive sandy beaches, boutique shopping and varied restaurants, is located under four miles away, whilst the county town of Newport offers a wide range of further amenities, supermarkets and leisure facilities within easy reach.

Welcome to 3 Holford Road

Positioned within a peaceful residential street, 3 Holford Road enjoys an attractive approach with driveway parking leading to the garage and front door. The bungalow is set back from the road with a well-kept front lawn and colourful planting, and enjoys a welcoming entrance into a spacious central hallway, creating an immediate sense of light and flow throughout the home.

Entrance Hall

A particularly spacious and practical hallway connects the accommodation, featuring built-in storage cupboards and providing access throughout the home. One of the storage cupboards is home to the recently installed (2024) Worcester combi boiler. Soft neutral décor flows through the property and enhances the bright and welcoming atmosphere.

Living Room

The generous living room is filled with natural light from the large front-facing picture window and offers ample space for seating and relaxation. A feature fireplace with accent wall and coal-effect gas fire creates a focal point, and the room enjoys a comfortable and airy feel, ideal for everyday living and entertaining alike.

Kitchen

The kitchen is fitted with a range of wood-effect cabinetry complemented by contrasting worktops and tiled splashbacks. There is plentiful storage and preparation space together with room for appliances, whilst a window to the side and French doors to the conservatory combine to provide a lovely outlook and allow for excellent natural light. Black and white chequerboard flooring adds a contemporary touch to the space and flows through into the conservatory.

Conservatory

Situated directly off the kitchen, the conservatory is currently configured as a dining space and has fantastic views over the garden. French doors open directly onto the outdoor space, creating a seamless connection between inside and out and making this an ideal space for summer dining and relaxation.

Bedroom One

A comfortable double bedroom positioned to enjoy pleasant garden views, offering a peaceful and bright atmosphere with space for bedroom furnishings.



Shower Room

Presented in a fresh white scheme, the shower room is fitted with a curved corner shower cubicle, wash basin and WC, plus has the added benefit of a heated chrome towel rail and fitted storage. The shower room is conveniently positioned directly adjacent to the primary bedroom.

Bedroom Two

Another well-proportioned double bedroom overlooking the garden, ideal as a guest bedroom, principal room or additional reception space if desired.

Bedroom Three

Currently arranged as a bedroom, with a light, bright outlook to the front aspect, this versatile room would also suit use as a home office, hobby room or study.

Bathroom

An exceptionally useful second bathroom, providing flexibility and convenience for family living and visiting guests. The suite comprises a full-size bath, pedestal wash basin and WC, and also has built-in storage and a large heated chrome towel rail.

Outside

One of the standout features of the home is the beautifully maintained rear garden. Predominantly laid to lawn and bordered by mature hedging and established planting, the garden enjoys a high degree of privacy together with a wonderfully peaceful setting. Mature trees create dappled shade and character, whilst a greenhouse, substantial shed and additional planting areas will particularly appeal to keen gardeners. The outdoor space offers an ideal environment for relaxing, entertaining or simply enjoying the surrounding greenery.

To the front, a lawn sets the property back from the road, with well-established planting adding colour and kerb appeal to this fabulous home. A path is set to one side of the property, providing rear access, and the driveway is set to the other side, leading to the entrance and to the garage.

Garage

The garage is a good size, and comes complete with an up-and-over door and lighting, providing useful storage, secure parking or workshop potential.

In Summary

Offered for sale chain-free and combining spacious single-level accommodation, a convenient village setting and truly delightful gardens, 3 Holford Road represents a superb opportunity for buyers seeking a comfortable and well-presented home in one of the Island's most desirable locations. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: D (Approx £2530.69 for 2026/27) | Services: Mains water, gas, electricity and drainage

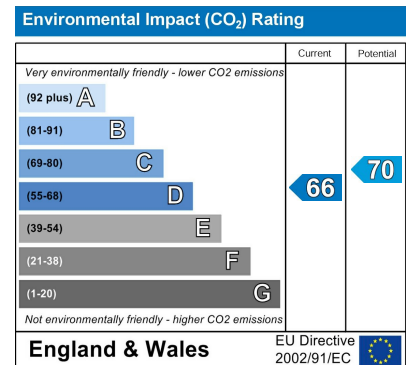
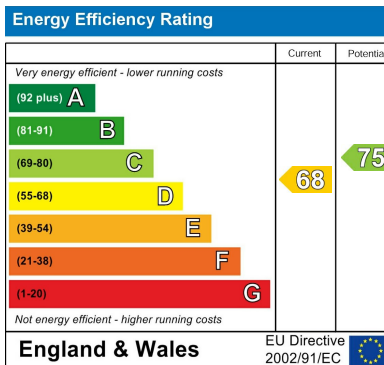


Approx Gross Internal Area
102 sq m / 1101 sq ft



Floorplan

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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