



- Extended & Characterful Semi Detached Cottage
- Flexibly Arranged 3 to 4 Bedroom Accommodation
- Contemporary Open Plan Extension Forming Kitchen/Living/Dining
- Cosy 12'0 x 12'0 TV Lounge
- Ground Floor Bedroom 4/Playroom
- Detached Garage & Parking
- Enclosed Garden with Gated Rear Access
- Close to Wootton Common, Village Centre & Footpath Network
- Seamless Access to Garden From Open Plan Living Space
- Gas C/Heating & Mostly D/Glazing

38 Church Road, Wootton Bridge, Ryde, Isle of Wight, PO33 4PY

£345,000

Situated on Church Road in the charming coastal village of Wootton, this delightful semi-detached cottage, dating back to the early 20th century, offers a unique blend of traditional character and modern living. Spanning an impressive 1,280 square feet, the property has been thoughtfully extended to create a contemporary open plan living, kitchen, and dining area that seamlessly connects to the garden, making it an ideal space for both entertaining and family life.

The accommodation is well-arranged, featuring three spacious reception rooms, including a cosy TV lounge and a versatile playroom that can easily serve as a fourth bedroom. This flexibility is perfect for families or those who work from home, providing ample space to suit various needs. The handmade polished concrete worktops and generous glazed skylights add a touch of elegance and distinction, setting this cottage apart from others in the area.

With three comfortable bedrooms and bathroom, this home is designed for modern living while retaining its original charm. The property also benefits from parking for a vehicle plus a detached garage, ensuring convenience for residents and guests alike.

Located close to the village centre, residents will enjoy easy access to local shops, Wootton Common, and a network of footpaths, perfect for leisurely strolls or outdoor activities. Additionally, the local school and ferry crossings to the mainland are just a stone's throw away, making this an ideal location for families and commuters.

This semi-detached cottage is not just a house; it is a home that offers a unique lifestyle in a sought-after area. Don't miss the opportunity to make this charming property your own.



Accommodation

Porch

Entrance Hall

Utility Room

8'10" x 7'10" (2.69m x 2.39m)

Bathroom

Separate W.C.

T.V Lounge

12'0" x 12'0" (3.66m x 3.66m)

Built-in Storage

Kitchen/Diner/Family Room

24'11" x 15'2" (7.59m x 4.62m)

Bedroom 4/Play Room

11'11" x 9'11" (3.63m x 3.02m)

Landing

Bedroom 1

11'11" x 11'11" (3.63m x 3.63m)

Bedroom 3/Dressing Room

10'10" x 7'11" (3.30m x 2.41m)

Interconnecting with bedroom 1

Bedroom 2

11'11" x 10'0" (3.63m x 3.05m)

Gardens

The enclosed gardens sweep along the side and rear of the cottage ensuring plenty of sun throughout the day. It is mostly laid to lawn and framed by shrub and ornamental tree filled borders. Pathways access all areas of the garden. A plum tree sits to one corner. Childs treehouse. Garden shed. Greenhouse. Onsite workout area with pull up bar and parallel dip bars. Garden tap.

Detached Garage

26'1" x 8'3" (7.95m x 2.51m)

With an up and over door. Power & lighting. Door to garden. Window to rear.

Driveway Parking

Space for a vehicle.

Tenure

Freehold

Council Tax

Band C



Construction Type
Brick elevations. Slate roof. Cavity walls.

Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE & Three Limited Coverage: O2

Broadband Connectivity
Openreach & Wightfibre Networks. up to Ultrafast Available.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:

Date

Time