

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# Waterside

24 Barge Lane, Wootton Bridge, Isle of Wight PO33 4LB



**£650,000**  
FREEHOLD



Set in an elevated position with fantastic creek views, Waterside represents an exciting opportunity to acquire a spacious three-bedroom home with its own pontoon and a self-contained annex.

- Detached, beautifully presented three-bedroom home
- Self-contained, two-bedroom annex
- Three double-bedrooms, one with an ensuite
- Beautiful courtyard garden with a summer house
- Driveway for up to four vehicles
- Peaceful, waterside location with a private pontoon
- Spacious, single-level accommodation
- Spacious balcony with fantastic creek views
- Ideal main residence or holiday home
- Convenient location for shops and mainland travel links

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

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Tucked away at the end of peaceful Barge Lane, Waterside enjoys an elevated position to maximise the fabulous creek views and offers a serene lifestyle choice whilst being close to the many amenities that Wootton Bridge has to offer. Perfect for those who like to enjoy the Island's diverse waterways, a private pontoon is located just a short stroll from the property, enabling easy access to lovely Wootton Creek and beyond to fabulous sailing opportunities on the Solent.

Immaculately presented with neutral interiors throughout and well-maintained over the years, the property provides spacious, one-level accommodation on the upper ground level within the main home and boasts a self-contained annex on the lower ground level, providing a fantastic opportunity for holiday letting or independent living spaces for a multi-generational family.

With a generous entrance hall, the accommodation of the main home features a modern kitchen-breakfast room and a spacious living room; both of which lead to a generous balcony which spans the entire width of the property and commands mesmerising waterside views. Continuing through the main home, there are three double-sized bedrooms, with one bedroom boasting an en-suite and two of the bedrooms connecting with the beautiful courtyard garden at the rear. There is also a modern bathroom and a separate cloakroom.

Formerly a garage, the annex on the lower ground floor level boasts independent access from the driveway and has been beautifully converted to provide an open-plan living space with a kitchen, two bedrooms and a shower room.

Located just a short drive away from the Fishbourne ferry port, the location of Waterside offers a convenient lifestyle for those essential trips to the mainland. Wootton Bridge is one of the most convenient villages on the Island, offering plenty of local facilities including a primary school, community centre, recreation and sports ground, a health centre, a pharmacist, and a vet. Local stores cater for food, wine, and groceries, and there are some great places to eat including a well-renowned fish and chip shop for the days when you don't fancy cooking. The village also enjoys beautiful walks all around the area and has a historic church and a quaint terminus station forming part of the Island's heritage steam train line. The bustling seaside town of Ryde with its expansive sandy beaches, and boutique shops are just a ten-minute drive away, whilst in the opposite direction, the principal town of Newport has a good range of High Street shops, restaurants, and the highly regarded Quay Arts Centre.

### **Welcome to Waterside**

Overlooking the picturesque creek, this attractive red brick property has a well-kept lawned garden to the side and is approached via a gravel driveway. Sheltered beneath the glass balcony is an entrance door to the annex and a set of steps from the drive continues to a side path which curves up to the main side entrance door.

### **Entrance Hall**

*24'4 x 5'0 (7.42m x 1.52m)*

This spacious, carpeted entrance hall features recently fitted oak doors leading to each of the rooms and has a ceiling hatch giving ladder access to partially boarded loft space. There is also a large storage cupboard and an electrical consumer unit concealed within a wall cupboard.

### **Kitchen/Breakfast Room**

*14'11 x 11'4 (4.55m x 3.45m)*

Featuring wide French doors to a generous balcony with glorious creek views, this room is fitted with modern cream cabinetry which includes a range of integrated appliances including a dishwasher, a washing machine, and a double electric oven. With grey splashback tiling above, a dark countertop incorporates a stainless-steel sink and drainer and a gas hob beneath a cooker hood. A central island unit provides a breakfast bar area with a trio of stylish pendant lights above, and the room is finished with a grey wood-style vinyl floor.



### **Living Room**

*17'9 x 11'3 (5.41m x 3.43m)*

This carpeted room also has access to the balcony via a set of wide sliding glazed doors, and again, enjoys lovely views across the creek.

### **Bedroom One**

*12'4 x 9'5 (3.76m x 2.87m)*

The primary bedroom is well-proportioned and light, with neutral decoration, a fitted wardrobe with double oak doors and fabulous French doors which lead onto the rear terrace. A door leads into an ensuite.

### **Ensuite Shower Room**

*7'8 x 2'5 (2.34m x 0.74m)*

Neutral décor and vinyl flooring combine in the ensuite, which also benefits from a window to the side aspect and a heated chrome towel rail. There is a walk-in shower with a tiled surround, vanity basin with a mixer tap and built-in storage, and a matching low-level WC.

### **Bedroom Two**

*12'4 max x 10'6 max (3.76m max x 3.20m max)*

The second bedroom is also light and bright, with French doors to the terrace, and stylish neutral décor.

### **Bedroom Three**

*9' x 8'10 (2.74m x 2.69m)*

Bedroom three benefits from neutral decoration, and a window to the rear aspect.

### **Bathroom**

*5'8 x 5' (1.73m x 1.52m)*

The well-appointed family bathroom has calming, neutral décor with vinyl flooring and a window to the side aspect. The white suite comprises a full-size bath with a tiled surround and a shower over, complete with a glass screen, and a luxurious vanity basin with a mixer tap, fitted mirror and storage drawers.

### **Cloakroom**

*5'7 x 2'6 (1.70m x 0.76m)*

The cloakroom is conveniently located, and comes complete with a low-level WC, a wall mounted basin with a white tile splashback, a vinyl floor and a small window to the side aspect.

### **Outside**

To the front a lawn and driveway set the house back from popular Barge Lane. The driveway provides plenty of parking, with low brick walls creating an attractive border. Mature planting enhances privacy. The lawn continues to the side of the house, leading to the summerhouse and rear garden. The summerhouse is partially completed, and could be finished to suit a wide variety of requirements. The rear garden is a glorious combination of paved stone terrace and lawn, with a smart retaining wall between complete with outside lighting. Mature hedging creates a wonderful rear boundary. To the front of the property, on the first floor, the balcony wraps around the house, complete with a glass balustrade to enhance the lovely river views. Waterside also comes with the added benefit of a pontoon on the beautiful Wootton Creek.

### **Annex**

The annex, converted from a former garage space, is complete with its own front door which is sheltered by the balcony above. The front door leads into the living space.



### **Annex Living-Kitchen Space**

*18'5 max x 15'6 max (5.61m max x 4.72m max)*

Open-plan and light, the living space has a window to the front aspect. The kitchen area has a vinyl floor and features a range of base and wall cabinets, finished in contemporary grey and complemented with dark worktops. There is space for an under-counter fridge, and an inset sink with a mixer tap, and there is an integrated electric oven and hob, with an extractor over. Neutral décor flows through into the living area, which is carpeted, and has plenty of space for a dining area and a seating/lounge area. The dining area also benefits from a range of built-in cupboards, one of which is home to the fuse box.

### **Annex Hall**

The inner hall has deep, built-in wardrobes and doors leading to the bedrooms and shower room.

### **Annex Shower Room**

*7'0 x 3'6 (2.13m x 1.07m)*

The shower room features a corner shower, pedestal basin with a fitted mirror, strip light with shaver socket and a low-level WC, and the room is finished with white tiles and walls, and a tiled floor.

### **Annex Bedroom One**

*13'3 max x 9'7 (4.04m max x 2.92m)*

The neutral décor continues into the bedrooms, and the first bedroom has space for a desk area, and a window to the side aspect.

### **Annex Bedroom Two**

*11'2 x 5'7 (3.40m x 1.70m)*

The second annex bedroom is neutrally decorated and benefits from fitted wardrobes, which neatly conceal the boiler, which is only two years old.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Mains water, gas, electricity and drainage



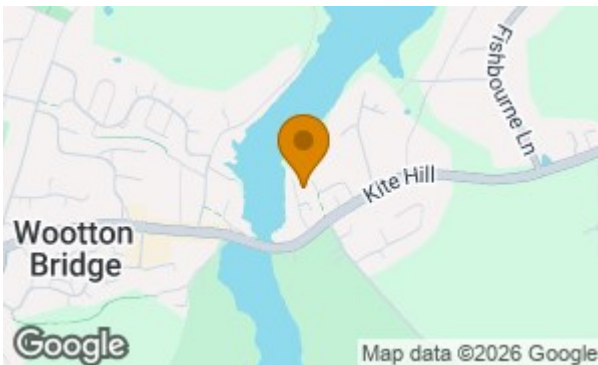
FIRST FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.

ANNEXE  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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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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			
<b>England &amp; Wales</b>		70	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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