



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

31, Woodhall Drive

Sandown, Isle of Wight PO36 9QB



£245,000
FREEHOLD




A well-presented two-bedroom detached bungalow with a garage and parking, sunroom and a generous south-facing garden, peacefully positioned within a quiet cul-de-sac in Lake.

- Well-presented detached bungalow in a peaceful setting
- Lounge/diner filled with natural light throughout
- Generous rear garden offering excellent potential to personalise
- Modern fitted kitchen with ample storage and workspace
- Gas central heating, double glazing and solar panels
- Two comfortable bedrooms, both with garden views
- Bright sunroom overlooking the south-facing rear garden
- Garage with private parking to the side
- Stylish wet room designed for ease and practicality
- Conveniently located close to shops, buses and rail connections

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

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Tucked away within a quiet cul-de-sac on the ever-popular Merrie Gardens development, this detached bungalow offers bright and comfortable accommodation together with a generous south-facing garden, private parking and a garage. The home has been thoughtfully maintained and enjoys a naturally light atmosphere throughout, with a spacious lounge/diner opening into a sunroom overlooking the garden. Offering excellent potential for a new owner to personalise and enhance further if desired, this attractive bungalow would perfectly suit downsizers, retirees, couples or anyone seeking easy-to-manage single-level living in a convenient coastal location.

Woodhall Drive is conveniently positioned within the popular Lake area, offering a wonderful balance of peace and accessibility. A selection of supermarkets, local shops and everyday amenities are all within easy reach, together with regular bus services connecting to nearby Shanklin, Sandown and Ryde. The nearby train station provides onward travel to Ryde Pier Head for mainland ferry links, making commuting and visiting the mainland straightforward. Beautiful coastal walks, sandy beaches, leisure facilities and a variety of cafes and restaurants can all be enjoyed close by, allowing residents to fully embrace the relaxed coastal lifestyle the Isle of Wight is so well known for.

Welcome to 31 Woodhall Drive

Approaching the property, the bungalow enjoys an attractive position set back behind an open lawn frontage with mature hedging adding a pleasant sense of privacy. A pathway leads to the inset front entrance which creates a practical storm porch, providing shelter before entering the home. To the side, there is private parking and the garage, while gated access continues through to the rear garden.

Entrance Hall

A welcoming entrance hall provides access throughout the accommodation and creates an immediate sense of the home's light and comfortable feel. Finished in neutral tones, the hallway also benefits from useful storage and loft access.

Lounge/Diner

Extending the full depth of the property, the spacious lounge/diner offers an inviting reception space with ample room for both comfortable seating and dining furniture. A large front-facing window allows natural light to flood the room, whilst sliding glazed doors at the rear create a seamless connection to the sunroom and garden beyond.

Sunroom

Positioned to enjoy the south-facing aspect, the sunroom offers a peaceful additional seating area overlooking the garden. Surrounded by glazing, this bright space is ideal for relaxing with a morning coffee or enjoying the garden throughout the seasons.

Kitchen

The kitchen is fitted with a range of contemporary white cabinetry complemented by dark worktops and tiled splashbacks. There is space and provision for appliances together with a window enjoying an outlook over the front garden, creating a practical and naturally bright working environment.

Bedroom One

Bedroom one is a comfortable double room positioned to the rear of the property, enjoying a pleasant garden outlook through a large window. The room offers ample space for bedroom furnishings and benefits from a calm and peaceful atmosphere.

Bedroom Two

Currently arranged as a guest/dressing room, bedroom two is another well-proportioned room which could equally serve as a home office, hobby room or second bedroom as required. A window provides plenty of natural light together with a lovely outlook over the garden.



Wet Room

Well presented with neutral tiling, the wet room comprises a walk-in shower area with wall-mounted shower, a pedestal wash hand basin and a WC. Designed with practicality in mind, the room offers a clean and modern finish.

Outside

The generous south-facing rear garden is a particularly appealing feature of the property, mainly laid to lawn with established hedging and mature planting providing privacy and greenery. Offering plenty of potential for landscaping or further enhancement, the garden enjoys a sunny aspect and a wonderfully peaceful setting. To the side of the property, there is the parking and garage, ideal for additional storage or workshop space.

In Summary

Offering comfortable single-level living in a peaceful yet highly convenient location, 31 Woodhall Drive presents an excellent opportunity to acquire a detached bungalow with a generous sunny garden, garage and parking. With scope to personalise further and enjoy the surrounding coastal lifestyle, this charming home is suited to a wide range of buyers. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

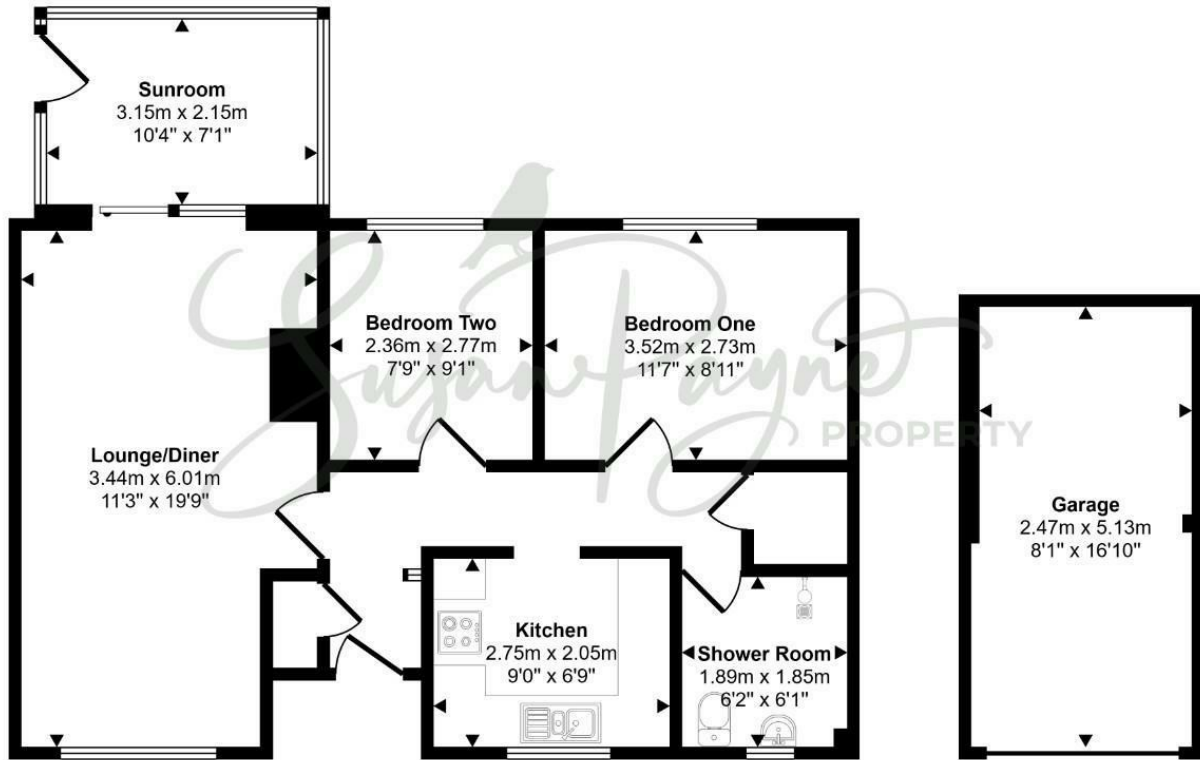
Tenure: Freehold |

Council Tax Band: C (Approx £2314.53 for 2026/27) |

Services: Mains water, gas, electricity and drainage, plus solar PV panels



Approx Gross Internal Area
76 sq m / 823 sq ft



Floorplan
Approx 63 sq m / 682 sq ft

Garage
Approx 13 sq m / 142 sq ft

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.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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