



MARVINS
ESTATE AGENTS



SQUIRRELS ASHLAKE COPSE LANE, WOOTTON BRIDGE, PO33 4AG

PRICE GUIDE £700,000

Squirrels is an attractive detached family home, tucked away within a mature and secluded wooded plot along highly sought-after Ashlake Copse Lane in Wootton. The location offers a wonderful balance of privacy and convenience, with easy access to the Wightlink ferry terminal and other mainland transport links.

From the moment you step into the welcoming reception hall, there is a sense of space and warmth throughout. The generous kitchen enjoys delightful views over the gardens and provides an excellent hub for family life, whilst the conservatory/dining room offers a peaceful spot to relax and enjoy the surrounding greenery throughout the seasons. In addition a spacious Lounge complements the ground floor accommodation.

The accommodation is well suited to growing families, with five bedrooms arranged on the first floor, including a principal bedroom with its own en-suite shower room.

Outside, the property continues to impress. The mature grounds are screened by established trees and shrubs, creating a private and tranquil setting. The gardens provide plenty of space for children to play, outdoor entertaining, or simply enjoying the peaceful surroundings. For those needing additional storage or workspace, there is both an integral garage and a substantial timber-built garage/workshop.

Offered to the market with no onward chain, Squirrels presents a rare opportunity to acquire a substantial family home in one of Wootton's most desirable locations, ready for its next chapter and new owners to make it their own.

SQUIRRELS ASHLAKE COPSE LANE, WOOTTON BRIDGE, PO33 4AG

Entrance Porch with door to:

RECEPTION HALL

14'9" x 14'8" (4.50m x 4.47m)

A large versatile area. Stairs off. Radiator.

SHOWER ROOM/WET ROOM

Comprising Shower, WC and pedestal hand basin.

Cupboard off.

LOUNGE

12'11" x 24'11" (3.94m x 7.59m)

A spacious room with front and side aspects. Feature brick fireplace. Two radiators. Sliding patio doors to:

CONSERVATORY/DINING ROOM

19'5" x 12'11" (5.92m x 3.94m)

A good size space with a pleasant aspect and access over the garden. A versatile space, this room could be used as a Dining Room.

KITCHEN

21'1" x 8'10" (6.43m x 2.69m)

Rear aspect. Range of light wood units. Single drainer sink unit. Built in Neff oven, separate hob and extractor. Microwave.

UTILITY ROOM

Range of units. Plumbing for washing machine. Butler sink unit.

FIRST FLOOR LANDING

Access to loft space. Radiator.

WC

Including WC and hand basin. Radiator.

BEDROOM ONE

12'11" x 19'11" (3.94m x 6.07m)

Front and side aspect over the garden. Radiator.

EN-SUITE

Comprising shower cubicle, WC and hand basin with unit under. Bidet. Radiator.

BEDROOM TWO

9'11" x 8'10" (3.02m x 2.69m)

Rear aspect. Radiator.

BEDROOM THREE

10'10" x 8'10" (3.30m x 2.69m)

Rear aspect. Radiator. Door to Bedroom Four.

BEDROOM FOUR

11'10" x 8'10" (3.61m x 2.69m)

Rear and side aspect. Radiator.

BEDROOM FIVE

8'7" x 11'10" (2.62m x 3.61m)

Rear and side aspect. Radiator.

BATHROOM

Comprising bath with shower over. Radiator. Vanity unit with hand basin.

GARAGE

11'11" x 18'1"

Accessed internally from the inner lobby.

OUTSIDE

Squirrels sits in a super mature wrap around gardens enclosed by a variety of trees, bushes and flower beds. A Patio terrace is found off the rear of the property suitably placed to enjoy the gardens. There is a useful car port with a additional timber garage/workshop beyond.

TENURE

This property is Freehold. Council tax band G.

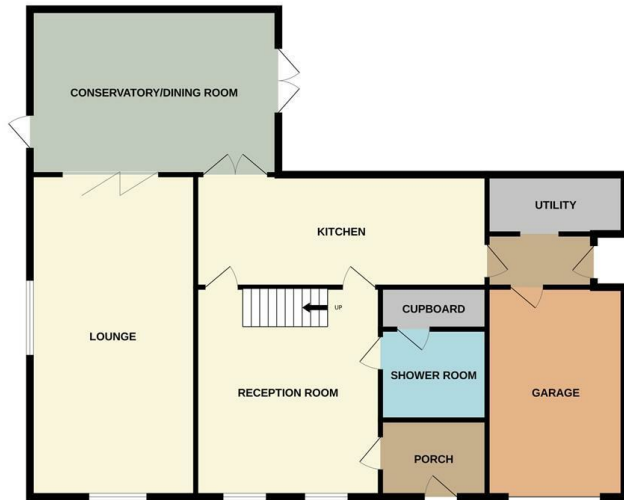








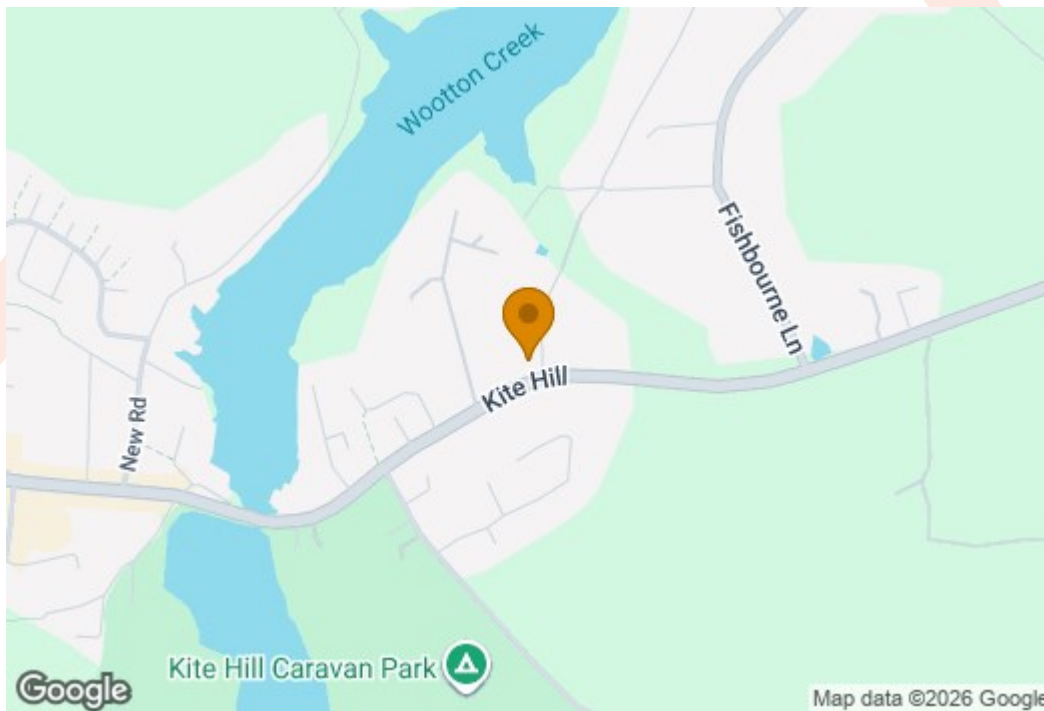
GROUND FLOOR



1ST FLOOR



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		
	73	79
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		

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