

104 Station Road, Wootton Bridge,

£475,000

Megan Baker
Estate Agents

Megan Baker
Estate Agents

104 Station Road, Wootton Bridge,

£475,000

This super detached family home, is positioned in a sought after location, with excellent access to both Ryde and Newport as well as the mainland vehicle ferry routes. Warmed by gas central heating and a mixture of sealed unit and PVC double glazing, the home is offered with no onward chain. The large, sociably designed living accommodation on the ground floor links the good sized kitchen/breakfast room with the L-shaped living/dining room, allowing the rooms to be opened out for large family gatherings. There is a garden room to the rear of the living room, which can be opened up completely to create a breeze house style area with a direct link to the garden. The double garage has been utilised to create an office; utility room and flexible play room - but retains its up and over doors, to make back into garage space if required. There are four bedrooms and bathroom upstairs, as well as a ground floor shower room. The home has plenty of parking to the front, as well as discreetly fenced and gated storage areas. The mature, sunny rear garden is laid to decking and lawn, and there is a summer house; huge workshop to one side as well as a separate storage shed to the other. Freehold. Council Tax Band - E. EPC D-58

Storm porch with entrance door to:

Entrance Hallway:
A welcoming and good sized entrance to the home with beautiful engineered Ash flooring which flows through the main living spaces and bedrooms. Turning staircase to first floor with storage cupboard under and multi paned doors to:

Living Room:
23'6" max x 17'10" max (7.18m max x 5.45m max)
A large and light L-shaped room spanning the depth of the home to one side, with windows to front and rear as well as patio doors to the side garden. Spaces for seating and dining, with a stone fireplace with wooden mantle as a focal point to the sitting area. French doors to rear and multi paned french doors opening up to link to the:

Kitchen/Breakfast Room:
14'4" max x 12'1" max (4.38m max x 3.69m max)
A well stocked kitchen with central space for a family dining table. The plentiful clotted cream fronted units have brushed chrome handles and mottled grey worksurfaces with blue and white tiled splashbacks. Spaces for utilities and integrated under counter double oven; hob and extractor hood. Circular stainless steel sink unit with matching drainer; window to rear and external side door to the greenhouse.

Garden Room:
14'4" x 7'9" (4.39m x 2.37m)
A breeze house design, with wooden shutters along the side and front, which can be removed to open the room to the garden completely. Solid roof and roll down canvas door - a perfect place to enjoy summer evenings, adding to the entertaining spaces for the home.

Greenhouse:
10'0" x 6'5" (3.07m x 1.97m)
Of aluminium and glazed construction with sliding doors to side garden, this room is linked by an external door to the kitchen. It could be used as an additional sitting area, or a perfect spot for plants.

Shower Room:
5'10" max x 5'8" max (1.80m max x 1.73m max)
Fully tiled with opaque side window, fitted with white WC; wash hand basin and separate shower enclosure, with mains fed shower.

Office:
9'6" x 9'0" (2.91m x 2.75m)
Formed from part of the double garage, a good sized office area with window to front and glazed door to:













Utility Room:
8'8" max x 6'3" max (2.65m max x 1.92m max)
A very handy extra room with good worksurface and storage space as well as plumbing for washing machine. Circular stainless steel sink and matching drainer.

Rear Lobby:
Accessed from the office, with wooden glazed doors to garden and further door to:

Play Room:
11'10" x 8'11" max (3.63m x 2.74m max)
Formed from the second part of the double garage, with fitted storage cupboards along one wall. A room with felxibilty of use.

Turning Staircase to:

First Floor Landing:
With access to loft, deep storage cupboard housing the hot water cylinder and gas fired boiler, as well as providing shelved storage. Window to front and doors to:

Bedroom One:
17'9" + wardrobes x 12'2" (5.42m + wardrobes x 3.72m)
Set to the back of the home, with double aspect windows to rear and side, as well as one wall of mirror fronted wardrobes.

Bedroom Two:
17'0" x 11'1" (5.20m x 3.39m)
Set to the front of the home, a good sized double bedroom with large front window.

Bedroom Three:
12'9" x 10'0" +wardrobe (3.90m x 3.06m +wardrobe)
With a built in double doored wardrobe, this third double bedroom also has double aspect windows to the side and rear.

Bedroom Four:
9'6" x 8'11" (2.92m x 2.72m)
With gently sloped ceiling, this room provides a small double bedroom or comfortable single room. Windows to front and rear as well as access to boarded eave storage.

Bathroom:
8'10" max x 5'10" max (2.70m max x 1.80m max)
Fully tiled with glossy pale grey tiles and fitted with smart white suite of bath with mains fed shower over; large mirror above and glass screen, as well as a large vanity unit with cupboards above and concealed cistern WC and wash hand basin. Opaque window.

Parking:
There is a wide gravelled driveway to the front of the home providing plenty of parking. There are also two discreetly fenced and gated storage areas to each side of the home and access to the:

Rear Garden:
A sunny and mature garden with a decked terrace outside the back of the home. Mainly laid to lawn with mature shrubs and trees, as well as outbuildings which include:

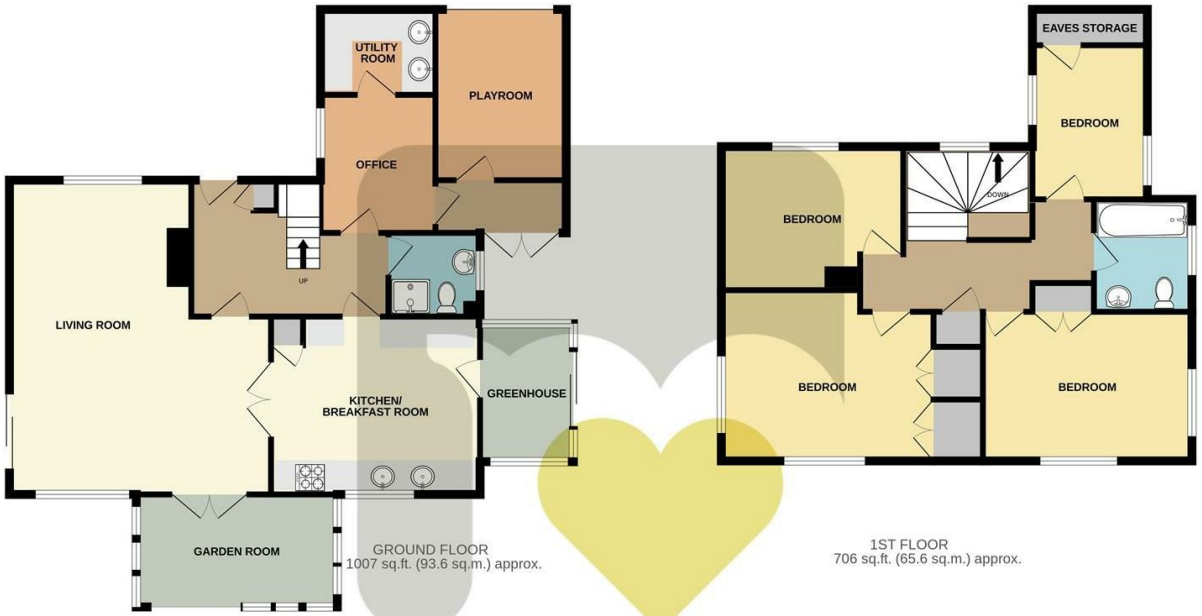
Summer House:
6'10" x 4'7" (2.10m x 1.41m)
Set at the back of the garden on a decked verandah with double doors opening outwards.

Workshop:
23'3" x 11'8" (7.10m x 3.56m)
Running along the side of the garden, a fabulously large workshop with power and light; storage cupboards and a long workbench set below the side windows. Another fenced and gated storage are sits to the rear.

Shed:
11'9" x 6'7" (3.6m x 2.01m)
With power and light, as well as vey handy built in shelving for storage.

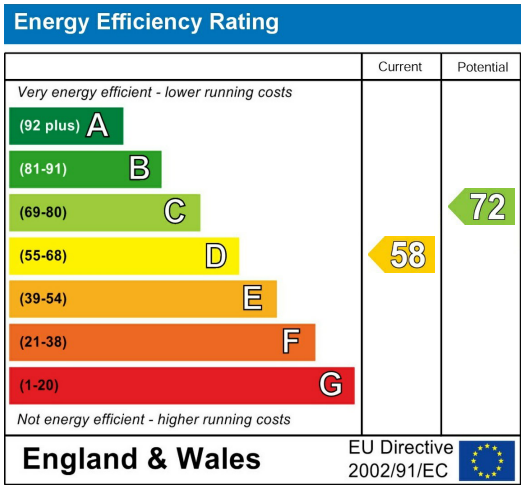
Disclaimer
These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 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.
Made with Metropix ©2026



Megan Baker Estate Agents

Arrange a viewing

Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

YOUR HOME IS WHERE OUR HEART IS