



13, Beechcroft Drive

Wootton Bridge, Isle of Wight PO33 4NB



A beautifully maintained three-bedroom bungalow with generous gardens, driveway and garage, countryside views, bright living accommodation and a peaceful, convenient setting close to the amenities of Wootton Bridge.

- Detached three-bedroom bungalow
- Generous rear garden backing onto open countryside
- Bright dual-aspect lounge/diner with garden access
- Separate kitchen and useful rear porch
- Driveway parking and a detached garage
- Peaceful cul-de-sac position on the outskirts of Wootton
- Beautiful far-reaching rural views
- Well-maintained and neatly presented throughout
- Shower room plus separate cloakroom
- Convenient for Newport, Ryde and mainland ferry links

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

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Tucked away within a peaceful residential setting on the outskirts of Wootton, 13 Beechcroft Drive presents an exciting opportunity to acquire a beautifully maintained detached bungalow enjoying generous gardens and stunning countryside views. Offering light-filled accommodation throughout, the property features a spacious lounge/diner opening directly onto the garden, a well-appointed kitchen, three bedrooms and practical shower room facilities, all thoughtfully arranged across a single level. Externally, the home continues to impress with its wonderfully established rear garden which enjoys a delightful open aspect across neighbouring fields, creating a tranquil and highly picturesque setting.

Peacefully located within the desirable Beechcroft Drive, just off Palmers Road, the property is perfectly positioned on the outskirts of the village, within easy reach of both Newport and Ryde, and is exceptionally well placed for idyllic rural and coastal walking routes. Within walking distance, the popular village of Wootton offers an abundance of amenities including a spa hotel with a fine dining restaurant, local stores catering for food, wine and groceries, as well as a choice of popular eateries. Nearby facilities include a primary school, community centre and recreation ground, alongside a health centre, pharmacist and veterinary practice. The property is also ideally situated for mainland travel links, with a regular car ferry service approximately two miles away and a high-speed foot passenger service accessible within a fifteen-minute drive. Additionally, convenient Southern Vectis bus routes between Ryde and Newport serve the village regularly throughout the day.

Welcome to 13 Beechcroft Drive

Approaching the property, the bungalow enjoys an attractive position within a quiet residential cul-de-sac, set back behind a neat frontage and mature planting. A driveway provides convenient parking and leads towards the garage. A path leads to the front porch, with the home immediately offering a warm and inviting atmosphere, with naturally bright interiors and a thoughtfully arranged layout perfectly suited to comfortable everyday living.

Porch

Providing a sheltered entrance into the home, the porch offers space for coats and footwear before opening into the central hallway.

Entrance Hall

The central hallway connects the accommodation and creates a practical flow throughout the property, with access to all principal rooms. A hatch provides access to the loft, which has a pull-down ladder and is part-boarded.

Lounge/Diner

A wonderfully bright and spacious reception room enjoying a dual-aspect layout with large windows and glazed sliding doors drawing in an abundance of natural light. The room comfortably accommodates both seating and dining areas, creating a sociable and versatile living environment ideal for everyday use and entertaining alike. Sliding doors open directly onto the rear garden, perfectly framing the attractive outlook and countryside beyond. A door connects to the kitchen.

Kitchen

Only five years old, the kitchen comprises a fantastic and stylish blend of neutral cabinets, complemented with natural wood-finish worktops and benefitting from a range of built-in appliances including a fridge/freezer, oven, hob and dishwasher. A window provides natural light and lovely garden views, while a door leads conveniently through to the rear porch.

Rear Porch

A practical and useful addition to the home, the rear porch offers additional storage and utility space, while also providing direct access to the garden.



Bedroom One

A comfortable double bedroom positioned towards the front of the property, enjoying a pleasant outlook and an enviable amount of built-in wardrobes and storage.

Bedroom Two

Another well-proportioned bedroom offering flexibility for guests, family accommodation or potential use as a hobby room or study.

Bedroom Three

Located adjacent to the kitchen, the third bedroom is well suited as a bedroom, home office or guest room.

Shower Room

The shower room is fitted with a generous shower enclosure and wash hand basin, a WC, and is complemented by natural light from a side aspect window. The shower room is finished with beautiful sage-green metro tiling.

Cloakroom

Conveniently arranged separately from the shower room, the cloakroom is fitted with a WC and a compact basin.

Garden

A highlight of the property, the generous rear garden has been beautifully maintained and thoughtfully landscaped with sweeping lawned sections, mature planting and gravelled borders. A paved terrace immediately adjoins the property, creating a pleasant seating area from which to enjoy the peaceful surroundings. Beyond the garden, uninterrupted views stretch across open countryside and rolling rural landscapes, providing an idyllic backdrop rarely found in such an accessible location. Positioned within the garden, two useful timber sheds provide additional storage space for gardening equipment and outdoor items.

Garage

The detached garage is a fantastic benefit, and has power, lighting, an up-and-over door to the front plus a door to the rear which provides access to/from the garden.

In Summary

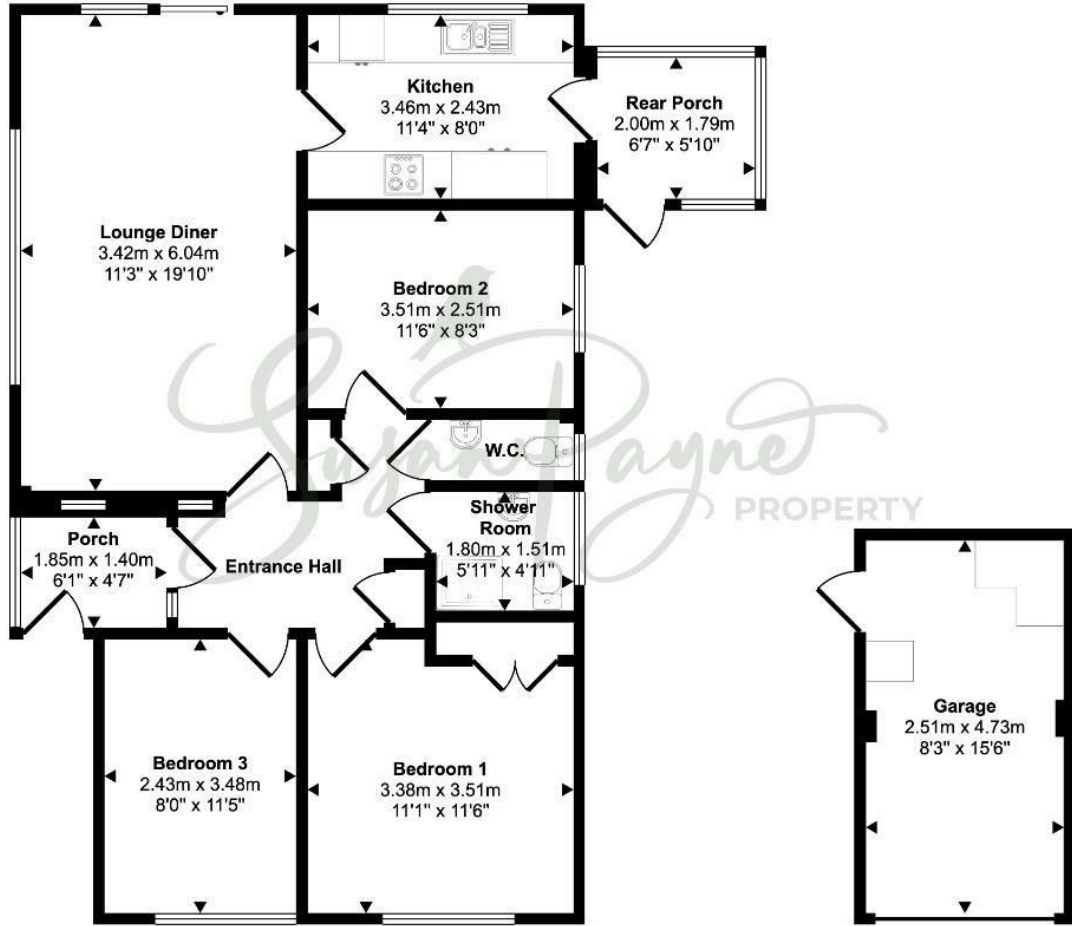
Combining comfortable single-level living with beautifully maintained gardens and exceptional countryside views, 13 Beechcroft Drive represents a wonderful opportunity for buyers seeking a peaceful yet well-connected Island home. Offering bright accommodation, a highly desirable setting and superb outdoor space, this charming bungalow is perfectly suited to a range of purchasers. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: D (Approx £2530.69 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
93 sq m / 997 sq ft



Floorplan
Approx 81 sq m / 869 sq ft

Garage
Approx 12 sq m / 128 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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