



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE



The Old School House

High Street, Brading, Isle of Wight PO36 0DH



£425,000
FREEHOLD



Beautiful cottage interiors combine with modern conveniences in this wonderful three-bedroom home, which enjoys wrap-around gardens, off-road parking with a garage, and is conveniently situated for amenities, travel links, and countryside walks.

- Detached Victorian family home full of character
- Beautifully maintained throughout
- Spacious kitchen and two reception rooms
- Wraparound gardens with established planting
- Convenient location for travel links and village amenities
- Three double bedrooms, with a primary ensuite
- Light-filled and well-balanced accommodation
- Sunroom overlooking the garden
- Summerhouse and a large detached garage
- Close to schools and rural walks

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

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Beautifully maintained and thoughtfully arranged over the last twelve years of ownership, this former school house offers a well-balanced layout ideally suited to both everyday living and relaxed entertaining. Light-filled interiors flow naturally from one space to the next, creating a welcoming and comfortable environment throughout. The accommodation provides flexibility and comprises two reception rooms, a kitchen with access to a utility and larder, a ground-floor cloakroom, and the glorious sunroom, which enjoys views of the garden. The stairwell to the first floor leads up to three double bedrooms (one with an en-suite) and the family bathroom. Outside, the property benefits from fabulous, well-established gardens, which enjoy a variety of planting including trees, shrubs and colourful borders. The property also benefits from a detached garage/workshop and a summerhouse.

Located on the east side of the Isle of Wight, a short distance from the seaside towns of Ryde and Sandown, this property enjoys a prime position in the historic village of Brading which is one of the oldest towns on the Island. With its famous iron bullring in the centre of the village, Brading boasts a village shop and a good range of pubs and eateries as well as a local primary school and a bustling village community hosting a range of events throughout the year. The property is well-connected to the surrounding countryside and enjoys easy access to a network of footpaths and bridleways providing access across the beautiful Brading Marsh to the coast beyond and up on to Brading Down. With a range of amenities and fast ferry links to the mainland, the town of Ryde is only a short drive away as is the popular seaside town of Sandown, where a range of beaches and water sports can be enjoyed.

Welcome to The Old School House

Approached via a gated entrance and driveway, the property presents an inviting first impression, framed by a well-maintained wraparound garden with established planting. An enchanting pathway leads through the garden towards the front door.

Entrance

The front door opens into an entrance porch with the stairs leading to the first floor and access to the sitting room and dining room.

Living Room

Filled with natural light, the living room offers generous proportions for both relaxation and entertaining, with a feature fireplace that serves as an attractive focal point. The layout allows for comfortable seating while maintaining a warm and inviting atmosphere.

Dining Room

Positioned between the kitchen and living areas, the dining room provides a sociable setting for both everyday meals and gatherings. Its proportions allow for flexibility while maintaining a natural flow through the ground floor.

Kitchen

Well-arranged and designed for practical living, the kitchen offers ample worktop space and storage. Integrated appliances include a dishwasher, plus there is space for a range-style cooker and a fridge freezer. At one end of the kitchen, a lobby provides access to a useful walk-in larder and to the ground floor cloakroom, and to the other end there is a practical utility area, neatly hidden away.

Cloakroom

A necessity for any family home, this convenient ground-floor cloakroom comprises a WC and a hand basin.

Sunroom

With glorious views over the garden, the sunroom is a particularly appealing space, flooded with natural light and designed for year-round enjoyment. A wood-burning stove adds warmth and character, making it equally inviting in cooler months.



First-Floor Landing

Stairs ascend to the first-floor landing, featuring charming wood-panelling, and characterful stripped pine doors which lead to all three bedrooms and to the bathroom.

Bedroom One

The principal bedroom benefits from generous proportions and a pleasant outlook across the front garden to the church. The space is complemented by large, built-in wardrobes.

Bedroom Two

Benefitting from plenty of natural light from the window to the front aspect, this double bedroom also features an en-suite shower room.

En-Suite

Beautifully finished with a corner shower unit incorporating an electric shower, the space also features a hand basin, a WC, and a window to the front aspect.

Bedroom Three

Currently arranged as a single bedroom, this room offers versatility and could equally serve as a home office or study, depending on individual needs.

Bathroom

The family bathroom is well-appointed with both bath and shower facilities, with a freestanding bathtub and a large corner shower. There is a low-level WC and a characterful washstand with a modern countertop basin, a useful storage cupboard and a window with patterned glass for privacy.

Gardens & Outside Space

Surrounding the property, the wraparound gardens are beautifully maintained and designed for enjoyment, offering a variety of spaces to relax, entertain, and unwind. Magnificent, mature planting provides year-round interest and enhances privacy, while lawned areas are connected by characterful stone pathways and create a sense of openness.

A summer house adds further flexibility, ideal for hobbies or quiet retreat, while the substantial detached garage and driveway provide practical parking and storage.

In Conclusion

Combining a peaceful setting with well-balanced and flexible accommodation, this beautifully maintained home presents an excellent opportunity for those seeking character, comfort, space, and a relaxed lifestyle. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

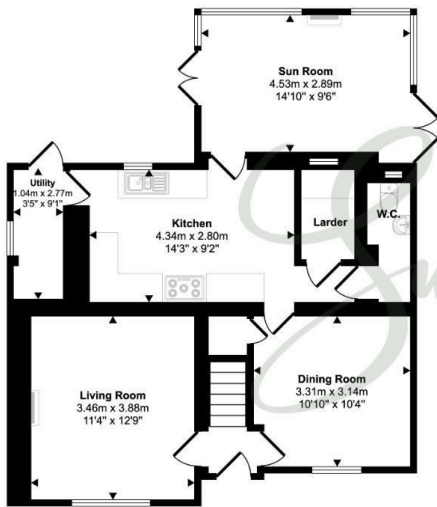
Council Tax Band: D (Approx. £2614.10 for 2026/27)

Services: Mains drainage, gas, electricity, and water

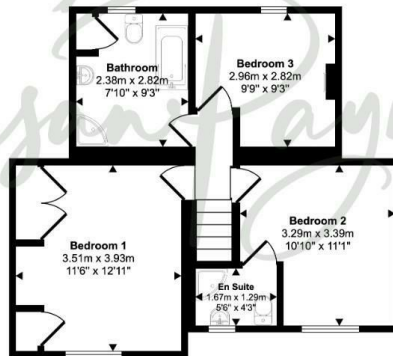
Please note the property has a history of subsidence but is fully insurable and no movement has been recorded since it was underpinned in the 1980's. Structural report and rectification completion paperwork is available.



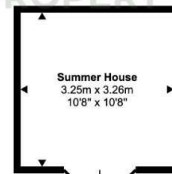
Approx Gross Internal Area
147 sq m / 1583 sq ft



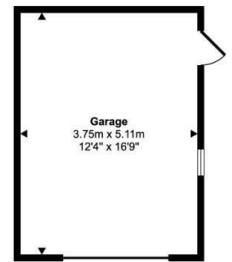
Ground Floor
Approx 71 sq m / 760 sq ft



First Floor
Approx 47 sq m / 503 sq ft

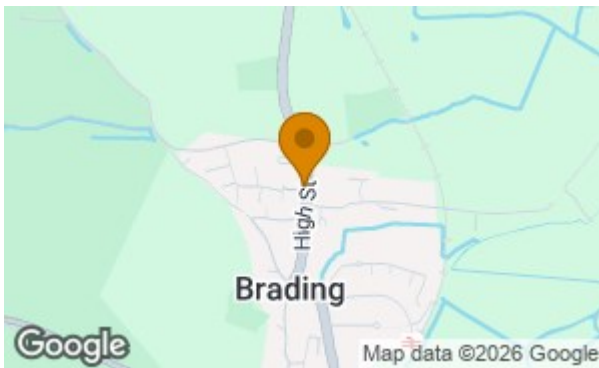


Summer House
Approx 11 sq m / 114 sq ft



Garage
Approx 19 sq m / 206 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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.