

Wootton Bridge, Ryde, Isle of Wight



- **3 Bedroom Period Cottage**
- **Large Garden and Parking for Several**
- **Village Location and Close to Countryside & Coastal Walks**
- **Easy Commuting to the Mainland**
- **Chain Free**



About the property

Offered to the market chain free, this attractive three-bedroom period property is ideally positioned in the heart of Wootton Bridge, combining character, space and village convenience.

The ground floor features two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a fitted kitchen and a separate shower room. Upstairs, the property offers three bedrooms, all of which have been recently redecorated, creating light, bright and welcoming accommodation throughout.

Externally, the home continues to impress with parking for several vehicles to the rear and a large rear garden offering excellent potential for further landscaping, entertaining or extension (subject to the usual consents).

Situated within walking distance of the village centre, the property is conveniently close to a well-regarded primary school, local pubs and a variety of countryside walks, including the popular old railway line cycle track. Wootton Bridge provides an ideal balance of village living with excellent access to Newport and Ryde, as well as easy connections for mainland commuting.

This charming period home represents an ideal purchase for families, professionals or those seeking a well-located village property with space and future potential.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Accommodation

GROUND FLOOR

Entrance Hall
Lounge 11' x 11'3
Dining Room 11' x 13'9 max
Kitchen 9'10 x 7'
W/C
Shower Room

FIRST FLOOR

Landing
Bedroom 1 11' x 11'
Bedroom 2 11' x 10'10
Bedroom 3 9'7 x 6'10
Lean to

OUTSIDE

Front Garden
Side Access
Rear Garden
Parking for Several Vehicles

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		