



Lushington Hill | Wootton Bridge | Ryde | PO33 4NR

**Offers In Excess Of £675,000**



# Lushington Hill | Wootton Bridge Ryde | PO33 4NR

Nestled in the picturesque area of Wootton Bridge, this modern detached house offers a splendid opportunity for family living. Built in 1990, the property boasts a generous living space of 2,583 square feet, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by an inviting entrance hall and two reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. The four well-proportioned bedrooms offer a peaceful retreat, with plenty of natural light and space for personalisation.

The property features two bathrooms and separate WC, catering to the needs of a

- DETACHED HOME
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- NEWLY REFURBISHED
- OUTBUILDING WITH POTENTIAL TO CREATE ANNEX
- UNDER-FLOOR HEATING IN ENTRANCE HALL
- 4 BEDROOMS WITH GROUND FLOOR EN-SUITE
- NEW SOLAR PANELS & WOOD-BURNING STOVE
- GENEROUS PLOT SIZE CIRCE 1.4 ACRES
- CLOSE TO BOTH FERRY TERMINALS
- PREVIOUS OWNER USED PADDOCK FOR PONY

## Entrance Hall

## Living Room

9.90 x 4.80

## Kitchen

4.74 x 2.90

## Utility Room

4.74 x 1.45

## Study

4.74 x 3.00

## Ground-floor Bedroom

6.60 x 4.50

## En-suite

2.29 x 4.40

## Bedroom 4

2.72 x 4.44

## Downstairs WC

## First Floor Landing

## Bedroom 1

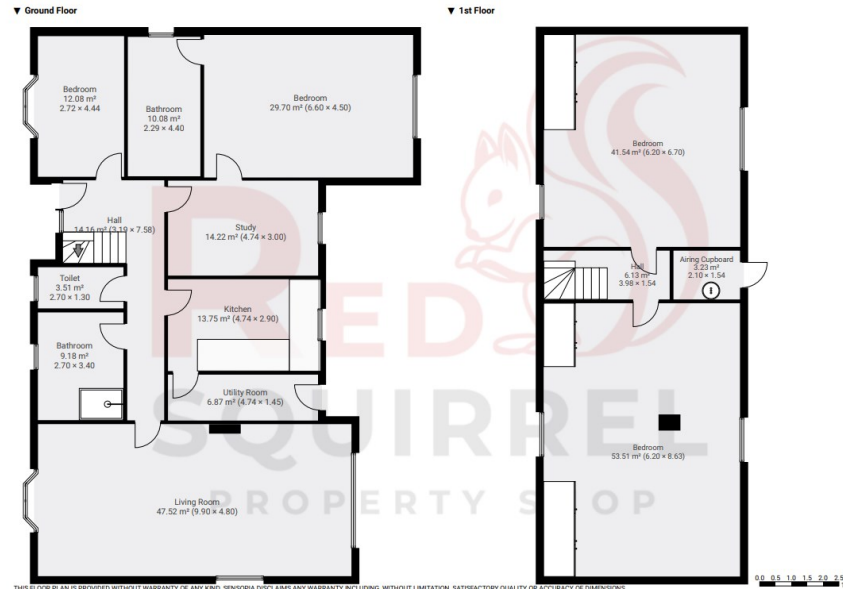
6.20 x 6.70

## Bedroom 2

6.20 x 8.63

## Outside

## Outbuilding



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(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	

Council Tax Band F  
EPC Rating C

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