

SPENCE WILLARD



Bridge House, Kite Hill, Wootton Bridge, Isle of Wight

*Occupying a picturesque setting overlooking the Old Mill Pond,
a well-proportioned five-bedroom period property with a wealth of original
features with modern day comforts and a large garage/workshop*

VIEWING:

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With its red brick façade and Georgian architecture, this handsome Listed Grade II property is the epitome of style and elegance. Sash windows, feature fireplaces and original architrave feature alongside newly installed kitchen and bathrooms to create a well-proportioned home that offers the ultimate in Georgian charm while meeting the demands of modern day living.

Views from the main reception rooms and bedrooms overlook Old Mill Pond whilst sweeping lawns extend down to the water's edge with adjacent terrace and enchanting south facing courtyard garden. There is an adjacent studio as well as a large brick-built garage/workshop along with ample off-road parking.

Kite Hill, heading toward Fishbourne from Wootton Bridge, is a sought after and attractive residential area with excellent access to mainland ferry links in nearby Fishbourne while Wootton Creek offers mooring facilities and active yacht club. With its proximity to Old Mill Pond and nearby Firestone Copse, the property is ideally situated to take advantage of nearby scenic walks with a wide variety of wildlife for nature lovers.

Local amenities in the Wootton Bridge area include a primary school, local shopping facilities, a choice of pubs and restaurants and Lakeside Park Hotel & Spa. A ten-minute drive away is Ryde with its expansive sandy beaches and wide range of shops and restaurants, high-speed foot passenger ferry links to the mainland and further schooling options including the well-regarded Ryde School with Upper Chine. A regular bus route passes through Kite Hill, connecting Ryde with Newport.



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL An impressive and welcoming entrance approached through an ornate porch incorporating the original front door with fanlight over. The entrance opens into a versatile reception space with fireplace, window seat overlooking the lake, hardwood flooring and a staircase rising to the first floor.

STUDY A charming study with an attractive outlook over the lake with ornate fireplace housing a gas fire.

SITTING ROOM A beautifully proportioned and light reception room with generous ceiling height and French doors providing a wonderful outlook over the lake. An attractive fireplace with stone-effect surround houses a woodburning stove, with built-in adjustable display shelving to either side.

DINING ROOM A particularly characterful dining room with part-panelled walls and an impressive fireplace, currently sealed. An adjoining cupboard houses the direct hot water cylinder.

KITCHEN Fitted with a range of contemporary units with quartz worksurfaces and incorporating a range of Bosch appliances including a double oven, dishwasher and four-ring ceramic hob with extractor over, together with a recess housing a fridge freezer. A part-glazed door leads to a **LOBBY** with onward access to the courtyard garden.

CLOAKROOM/UTILITY AREA Wash basin and WC, with plumbing for washing machine and tumble dryer. Adjacent cupboards provide useful storage and coat hanging space.



CELLAR Steps descend to the cellar, providing useful storage with brick and stone wine bins and timber shelving.

FIRST FLOOR

LANDING A spacious landing with bay window providing attractive country views together with a useful linen cupboard.

BEDROOM 1 A particularly spacious principal bedroom enjoying superb views over the lake and across to Wootton Creek. An impressive suite including:

DRESSING ROOM Fitted with a range of built-in cupboards.

SHOWER ROOM EN-SUITE Recently fitted with a modern suite comprising a large shower, wash basin with pull-out drawers beneath and WC.

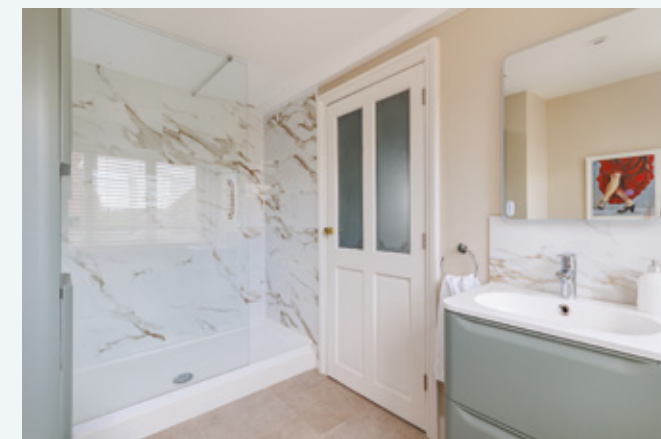
BEDROOM 2 A well-proportioned dual-aspect double bedroom with southerly outlook.

BEDROOM 3 A double bedroom overlooking the lake, with built-in cupboard and an attractive period fireplace.

FAMILY BATHROOM Fitted with cast-iron bath with shower over, wash basin and WC. Adjacent separate WC.

SECOND FLOOR

ATTIC BEDROOMS 4 & 5 The second floor comprises two adjoining characterful attic rooms, both with sloping ceilings. The northerly room enjoys views over Wootton Creek, whilst the southerly room has a lovely outlook over the surrounding countryside and lake. Electric heating and a sink unit.



OUTSIDE

STUDIO Adjoining the southern elevation of the house is a particularly attractive studio, retaining its original flagstone flooring and incorporating a butler sink and wall-mounted Vaillant boiler. The studio is currently used as an artist's studio.

GARAGE/WORKSHOP To the south of the house is a substantial brick-built garage and workshop, providing excellent garaging and workshop space with various of adjacent stores.

GARDENS

A pair of timber gates open onto a largely gravelled driveway which runs along the front of the house and extends around the northern elevation, providing parking for a number of cars.

The principal garden lies to the western side of the house and enjoys an exceptional outlook over the adjacent lake. To the front of the house is a part-covered seating area, framed by an ancient wisteria and overlooking the gardens and lake. The principal lawned garden is approached from the house via wide stone steps flanked by well-stocked borders.

To the northern side of the garden is a metal pergola clad with established roses, whilst a wide variety of mature trees and shrubs provide a high degree of privacy from the adjoining road. At the southern end of the lawn are further well-stocked borders and a series of gravel pathways between raised beds leading to a circular paved terrace adjacent to the lake. Situated to the southern side of the house and accessed via a paved path from the kitchen and adjacent garage, is an attractive paved **COURTYARD GARDEN** providing an excellent outdoor seating and dining area, with shade provided by an established olive tree.

The garden also incorporates a substantial south-facing **GREENHOUSE** with a well-established vine.

SERVICES Mains water, electricity and drainage. Gas-fired central heating, electric heating on second floor.

COUNCIL TAX Band G

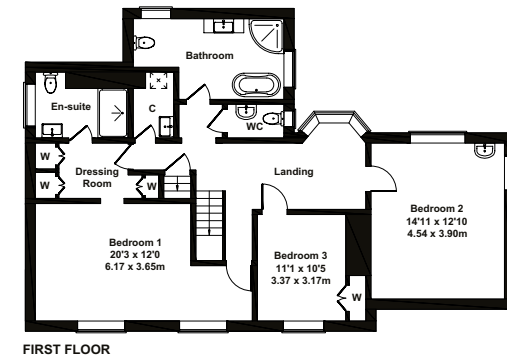
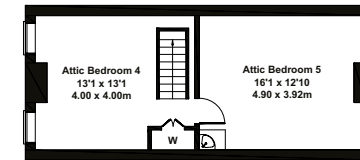
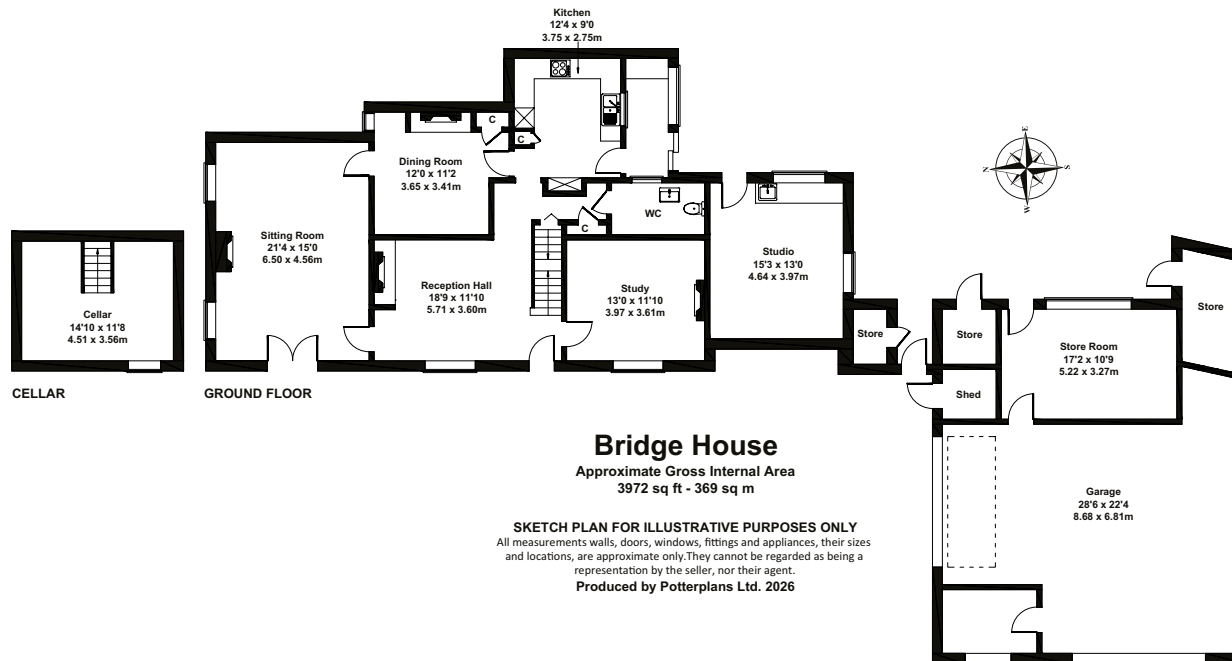
EPC Rating D

TENURE Freehold

POSTCODE PO33 4LA

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





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