



Lis-Na-Mara

ASHLAKE FARM LANE, WOOTTON BRIDGE, ISLE OF WIGHT

SPENCE WILLARD





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A rare opportunity to acquire a thoughtfully renovated 5 bedroom property on a private road, with a swimming pool and direct Creek access

This wonderful property has been considerably renovated and refurbished by its present owners to provide a spacious family home full of natural light and benefitting from private water frontage and direct Creek access with ownership to the mean low water mark.

The property has been finished to a high standard, with quality materials and fittings used. There is underfloor heating controlled by individual thermostats throughout, engineered oak flooring to the ground floor, as well as Lindab galvanised guttering and downpipes, Glendyne Canadian roof slates and Millboard decking and cladding utilised externally.

The property has five double bedrooms and three bathrooms, together with a utility room, kitchen, dining room and impressive living space overlooking the rear garden and with views of the Creek, making for a great living and entertaining space. The property is comfortable and ideal for use as a main home or easily maintained lock-up-and-leave for those valuing this wonderful position by the Creek close to local amenities as well as mainland ferry connections.

Wootton Bridge is a popular location, with the village providing many amenities, including various shops, restaurants and pubs, Lakeside Spa and 'Good' rated primary school. Nearby in Fishbourne is the car and passenger ferry, together with the Royal Victoria Yacht Club; whilst Ryde, with its fast passenger ferries to Portsmouth (between 10 - 25 minute crossings) and wider range of amenities including well-regarded Ryde School, is only 4 miles away.

VIEWING:

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Accommodation

GROUND FLOOR

ENTRANCE HALL A welcoming and spacious entrance with coats cupboard off.

WC With wash basin on large shelf with shelving storage below and large mirror above.

KITCHEN Fitted with a range of modern wall and base cabinets with quartz worksurface over providing space for breakfast bar seating. There is a composite inset sink and drainer, as well as 4 ring gas hob with extractor above. Integrated appliances include a double oven, dishwasher and large fridge and freezer.

UTILITY ROOM Fitted with base cabinets, inset sink. Space and plumbing for washing machine. Cupboard housing water softener unit. Vaillant gas fired boiler. Tall utility cupboard for broom storage etc.

DINING ROOM A lovely, spacious room with ample space for a large dining table, with opening to the kitchen and with a large opening to enjoy the wonderful Creek views. Step down to the sitting room.

SITTING ROOM This impressive dual aspect room provides truly wonderful views over the decked terrace with pool, garden and Creek. Two sets of glazed sliding doors fitted with electric blinds, open to the terrace for seamless indoor-outdoor living. The space also benefits from a large roof light, meaning the room is flooded with natural light yet able to be enjoyed all year around owing to the anti-glare ceramic tiles. For cooler days, there is a large Stovax wood burner which makes for an equally impressive focal point, with stone tiles behind.



A sliding door from the hallway opens to the bedroom wing, with the staircase to first floor.

BEDROOM 3 A large double bedroom with an outlook over the front garden.

BEDROOM 4 A double bedroom with sliding doors to the decked terrace and pool. With lovely views of the garden and Creek.

SHOWER ROOM EN-SUITE Fully tiled throughout with large walk-in shower cubicle, wash basin on vanity unit with drawer below and illuminated demisting mirror above. WC and heated towel rail.

BEDROOM 5 Further double bedroom with window and door to the rear terrace, enjoying the garden and Creek outlook.

SHOWER ROOM This spacious shower room is fitted with a large walk-in shower, twin sinks on large vanity unit with storage below and illuminated demisting mirror above. WC and heated towel rail.

FIRST FLOOR

LANDING A spacious landing that could also serve as a cosy reading area. Door to **UTILITIES CUPBOARD** housing hot water cylinder, underfloor heating manifold and WiFi hub.

BEDROOM 1 A large and versatile bedroom with wide window providing wonderful panoramic views of the Creek and woodland beyond. Two large storage cupboards with Velux windows have the potential to serve as an en-suite/fitted wardrobes.

FAMILY BATHROOM Fitted with a large bath beneath the window to enjoy the Creek views whilst bathing, sink on large vanity unit with drawers beneath and illuminated, demisting mirror above. Glazed walk-in shower cubicle, heated towel rail and WC.

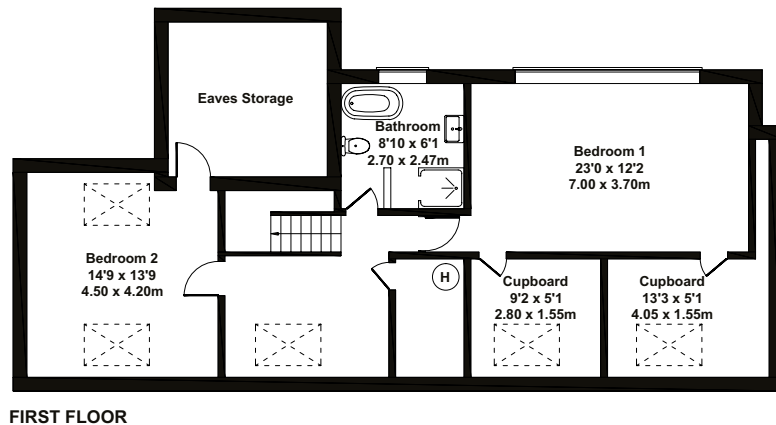
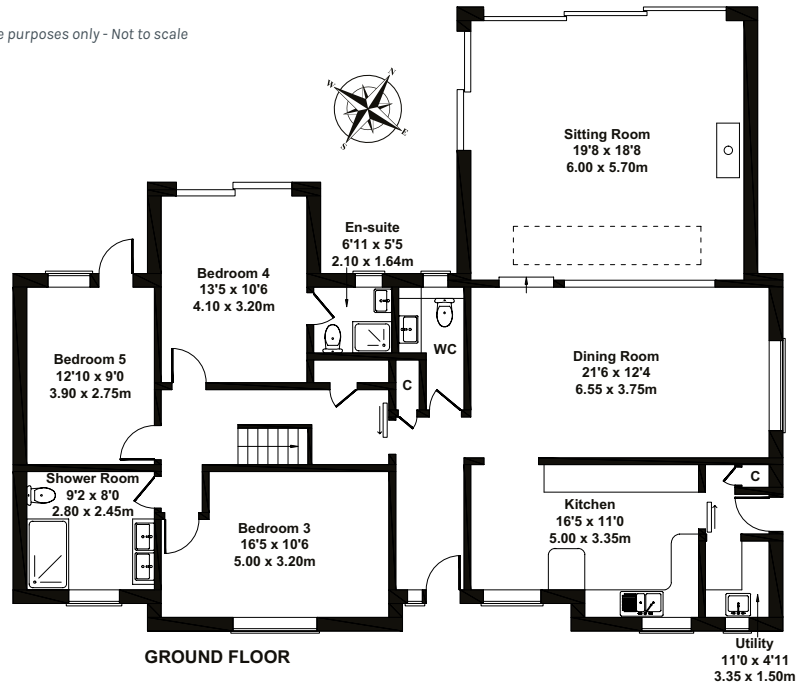
BEDROOM 2 A double bedroom with sloped ceilings and two Velux windows, one with an outlook over the front garden and the other to the Creek. Door to large eaves storage space.



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Approximate Gross Internal Area:
2,637 sq ft / 245 sq m

For illustrative purposes only - Not to scale



Outside

To the front of the property is a gravelled driveway for parking and turning, enclosed by post and rail fencing with borders to the front of the property planted with a selection of attractive and low-maintenance grasses. There is gated side access to one side of the property leading to the large rear terrace. The terrace is fitted with Millboard decking and has ample space for seating and dining beside the sunken heated **SWIMMING POOL**, bordered by attractive planting and with external LED lighting for enjoyment in to the evening. Steps from the terrace take you to down to the garden largely laid to lawn which continues to the Creek where there is space for a seating and dining area by the waters edge and access to both the **SLIPWAY** and **PONTOON**. The property owns the Creek to the mean low water mark.

There is also a **DOUBLE GARAGE** with toilet (connected to mains drainage), as well as power, offering many options for a future owner (i.e. annexe/boathouse/studio), subject to achieving the necessary planning consent.

NOTE There is a Right of Way adjacent to the property providing vehicular access to the gated rear garden/garage.

General Information

TENURE Freehold

COUNCIL TAX Band G

EPC Rating C

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating. Water softener unit fitted.

POSTCODE PO33 4LF

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

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