

SPENCE WILLARD



Bodwen Court, Woodside Road, Wootton Bridge, Isle of Wight



# *A substantial waterfront property occupying grounds of 2.58 acres with light, modernised accommodation, benefitting from Solent views and with a good range of outbuildings*

VIEWING:

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Bodwen Court forms the western wing of an impressive coastal property, (now divided into three) and occupies a quiet location near the entrance to Wootton Creek that benefits from attractive grounds and direct water frontage onto The Solent. Originally, Bodwen was built as the summer residence of Lady Cowley, then set in grounds of around 9 acres, before being subdivided into three properties. Bodwen Court has been subject to substantial extension and modernisation by the current owners to create particularly spacious and light principal rooms, which benefit from diverse views over the mature grounds and The Solent towards the Hampshire coast.

Set in approximately 2.58 acres and within the Isle of Wight National Landscape, the partially wooded grounds form a stunning setting and include a good range of outbuildings including a recently built timber garage/workshop/ log store along with further stores and a summer house. A path leads down to the water's edge where the current owners formerly accessed the property with a Sealegs rib. All this creates a rare opportunity to acquire a substantial coastal home within impressive waterfront grounds.

Situated on the north coast of the island, nearby Wootton Bridge has a range of local shops, restaurants and a spa hotel, as well as mooring facilities and the Royal Victoria Sailing Club on the eastern side of the Creek. The car ferry from Fishbourne to Portsmouth is about two miles by road whilst more extensive facilities are available in nearby Ryde.

Illustrating approximate ownership and access.

## ACCOMMODATION

### GROUND FLOOR

Oak front door with glazed side panels open to:

**ENTRANCE HALL** A beautifully light entrance to the house with bi-fold doors across the northern elevation providing access to the terrace and with direct sea views. A contemporary solid oak open tread staircase with glazed panels leads to the First Floor. Oak flooring with underfloor heating. Wide opening to:

**DRAWING ROOM** A nicely proportioned room with extensive, deep windows providing views over the gardens and Solent with a pair of French doors leading to the west facing terrace. Jetmaster fire set in a contemporary, marble surround and oak flooring with underfloor heating.

**KITCHEN/DINING ROOM** Approached via a seating area within a curved bay with deep windows providing wonderful views over The Solent and gardens. The particularly spacious, dual aspect kitchen has French doors leading to the terrace. The modern fitted kitchen includes an extensive range of built-in cupboards and integral Bosch appliances including double oven, microwave, dishwasher, as well as a Siemens five-ring hob with extractor over, wine fridge and space for American-style fridge freezer. Worksurfaces with 1½ bowl stainless steel sink unit with mixer tap and further solid oak worksurfaces including a breakfast bar.





**BOILER ROOM** Housing Grant oil-fired boiler and manifolds for underfloor heating.

**SHOWER ROOM** Shower, washbasin and WC.

**UTILITY ROOM** Fitted base and wall cupboards, worksurface, ceramic sink and space for washing machine and tumble dryer. Coat hooks and part-glazed door to garden.

**FIRST FLOOR**

**LANDING** Airing cupboard housing hot water cylinder with slatted shelving.

**PRINCIPAL BEDROOM SUITE** A particularly spacious, dual aspect bedroom with wide glazed doors opening to an extensive **BALCONY** from which views over The Solent and garden can be enjoyed.

**DRESSING ROOM** Fitted with an extensive range of built-in cupboards.

**BATHROOM EN-SUITE** Large bath, walk-in shower, twin washbasins set on a marble surface with drawers beneath, WC and further fitted cabinetry.

**SITTING ROOM** A further reception room incorporating a curved bay with glazed windows providing wonderful views towards the Hampshire coast and over the grounds. Extensive fitted book shelving and built-in desk.

**BEDROOM 5** Double bedroom with sea views, built-in shelving and cupboards.

**SECOND LANDING** With airing cupboard and further linen cupboards housing hot water cylinder.

**FAMILY BATHROOM** Well-appointed with a double ended bath with mixer tap and shower attachment, walk-in shower, washbasin set on a timber cupboard and WC.

**BEDROOM 4** Double bedroom with a good range of built-in cupboards and sea views.

**BEDROOM 2** A spacious double bedroom with a series of built-in cupboards and a southerly outlook over the grounds.

**BEDROOM 3** Double bedroom with fitted cupboards and **SHOWER ROOM EN-SUITE** with shower, washbasin and WC.

**OUTSIDE**

A shared gravel drive runs through attractive grounds flanked by mature trees and leads to an extensive parking area adjacent to the house. A large, paved terrace extends around the western and northern elevations of the house providing a series of al-fresco seating and dining areas overlooking the gardens principally comprising lawns and an array of trees and with Solent views. Adjacent to the terrace is a timber **SUMMER HOUSE/STORE** and a **HOT TUB** whilst from the parking area a 5-bar gate opens to an extension of the drive leading to a further series of outbuildings and additional parking. Adjacent is a substantial newly built **LUGARDE GARAGE/LOG STORE** 7.5m x 6.1m externally of timber construction with concrete floor and power. To the west is an old brick wall, historically forming part of a walled garden where a **GREENHOUSE**, raised beds and fruit cage are situated. A further area of garden to the south principally comprises lawns with various trees and a range of **TIMBER STORES**, along the western side.





A sloping track leads from the garden down to the water's edge where the current owners historically had a concrete ramp, (now in need of repair) to facilitate access by a Sealegs rib. In all, the grounds extend to approximately 2.58 acres with about 100m frontage onto The Solent where the ownership extends to the high-water mark.

**TENURE** Leasehold 999-year lease granted on 31st December 1985. Parts of the first-floor accommodation extend over the adjacent property.

**COUNCIL TAX** Band E

**EPC Rating** D

**SERVICES** Mains water and electricity, oil-fired central heating and private drainage.

**POSTCODE** PO33 4JR

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



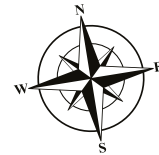
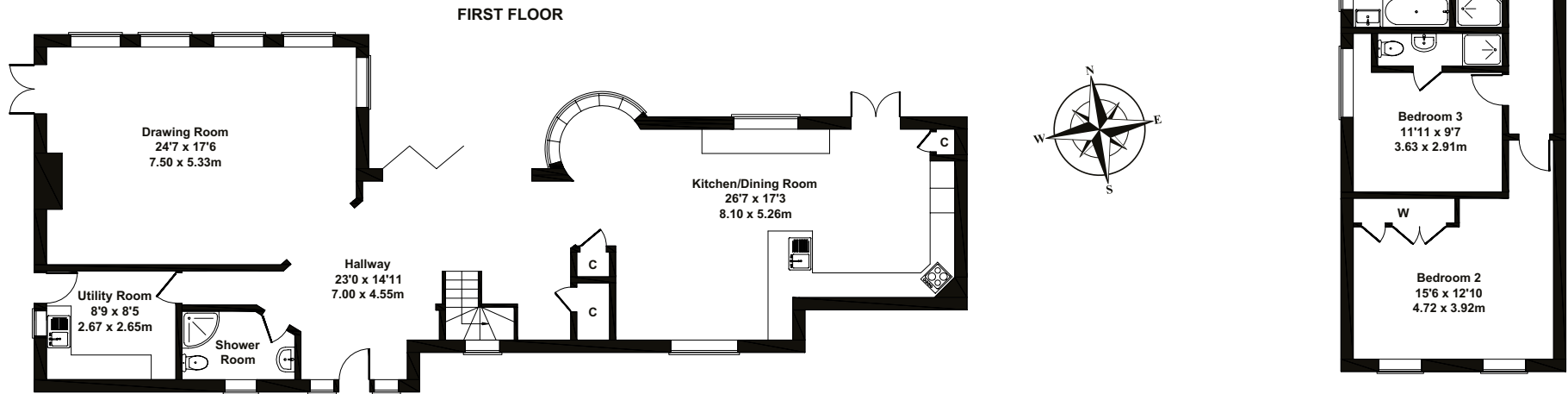
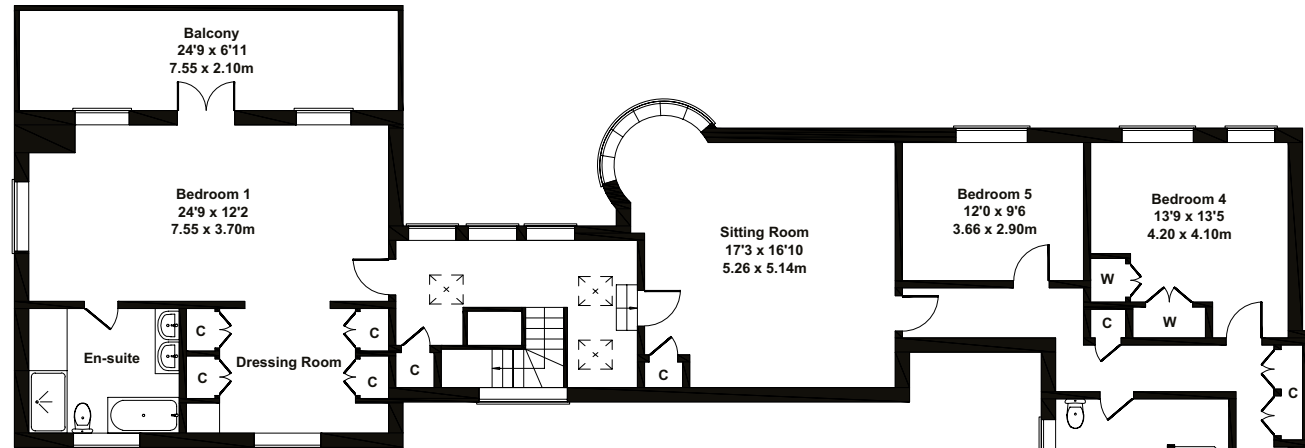
# Bodwen Court

Approximate Gross Internal Area  
3348 sq ft - 311 sq m

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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