

SPENCE WILLARD



Woodlands, Kite Hill, Wootton Bridge, Isle of Wight

*An attractive Sussex farmhouse style home set in delightful mature gardens backing onto mature woodlands within a highly convenient location*

VIEWING:

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Constructed in the style of a Sussex farmhouse in the 1920s the house has been extended to provide generously proportioned principal rooms with an especially good sized triple aspect sitting room and kitchen dining room, retaining much period character. The first floor has four double bedrooms and three bathrooms while there is also informal overflow accommodation in the attic. The gardens are delightful with the south facing rear garden a particular feature. The house was designed with generously sized windows (with a mix of double glazing and secondary glazing) making for light accommodation and an attractive outlook.

Conveniently located between Fishbourne and Wootton Bridge, Kite Hill is a sought after and attractive area with excellent access to mainland ferry links as well as Wootton Creek with its mooring facilities and active yacht club. Fishbourne also has a pub and access to great coastal and countryside walks. Wootton Bridge has a primary school, local shopping facilities, a choice of three pubs, two restaurants and Lakeside Spa. Nearby Ryde, with its expansive sandy beaches, and wide range of shops and restaurants has high speed foot passenger ferry links to the mainland, as well as further schooling options including well-regarded Ryde School, is just a ten-minute drive away, whilst there is a regular bus route passing through Kite Hill, connecting with Ryde and Newport.



## ACCOMMODATION

**ENTRANCE HALL** Tiled flooring, staircase to first floor with understairs cupboard with coat hooks and shoe rack.

**KITCHEN/DINING ROOM** A spacious dual aspect room with an outlook over both the front and rear gardens, with French doors opening to the rear terrace. Fitted with an extensive range of cupboards with solid oak worksurfaces and a ceramic sink unit, there are a range of integral appliances including Neff dishwasher, Miele wine fridge and space for an American style Fridge freezer and for a range cooker, with a fitted extractor above.

**UTILITY ROOM** Sink unit, storage cupboards, space for washing machine, dryer and freezer. Wall mounted gas boiler.

**STUDY** Extensive book shelving and fitted desk with a view over the rear garden and adjacent lobby area with door to the rear terrace.

**SITTING ROOM** A superb, spacious triple aspect room with an outlook over the front and rear gardens. Feature Inglenook fireplace housing a woodburning stove, timber flooring throughout and a pair of French doors open to:

**CONSERVATORY** A lovely southerly outlook with two sets of French doors leading to the terrace and garden.

## FIRST FLOOR

**LANDING** Airing cupboard housing hot water tank and with slatted shelving.

**PRINCIPAL BEDROOM SUITE** Comprising a double bedroom with a southerly outlook over the garden, adjacent **DRESSING ROOM** fitted with an extensive range of built-in wardrobe cupboards. **SHOWER ROOM EN-SUITE** Large walk in shower, wash basin, WC and heated towel rail.

**BEDROOM 2** A good sized double bedroom with an outlook over the front garden.

**SHOWER ROOM EN-SUITE** Shower, wash basin, WC.

**BEDROOM 3** A double bedroom with a southerly outlook over the rear garden and woodland with built-in wardrobe cupboard.

**JACK-AND JILL BATHROOM** (Accessed from both bedrooms 3 and 4), bath with mixer tap and separate shower over, wash basin and WC.

**BEDROOM 4** A double bedroom overlooking the front garden with wardrobe cupboards.



**ATTIC ROOM** Approached by a drop-down ladder from the first floor landing and informally converted without building control approval, this provides overflow accommodation with Velux windows and with a further **EN-SUITE BATHROOM** with bath, wash basin and WC. Adjacent **ATTIC STOREROOM** with built-in shelving.

#### **OUTSIDE**

A pair of five bar gates set in a stone wall open to a tarmac drive flanked by the lawned front garden with mature rose stands leading to a parking and turning area at the front of the house. Gated paths to either side of the house lead to the wonderful south facing rear garden which forms a stunning backdrop to the house. Comprising lawns with a series of well stocked borders including lavender, roses and a variety of flowering shrubs. There are various fruit trees and also a pergola clad in wisteria. There is a paved terrace extending along the rear of the house, as well as a **GREENHOUSE** and **TIMBER GARDEN STORE**. Enclosed within mature hedging the garden adjoins mature woodland and attracts a diverse array of wildlife, including Red Squirrels.

**POSTCODE** PO33 4LG

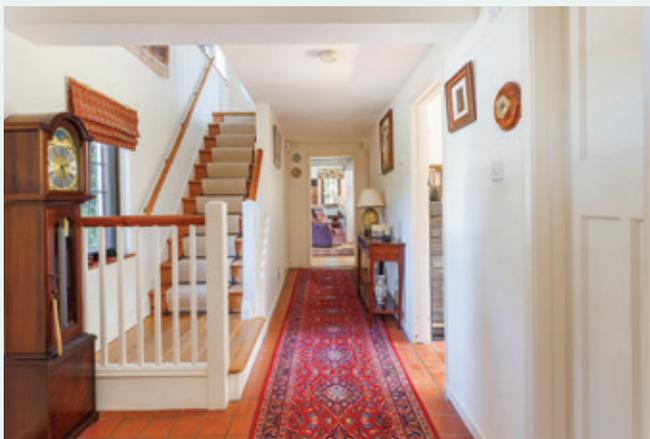
**TENURE** Freehold

**COUNCIL TAX** Band G

**SERVICES** Mains water, gas, electricity and drainage. Gas fired central heating.

**EPC** Rating D

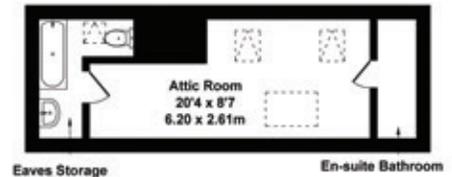
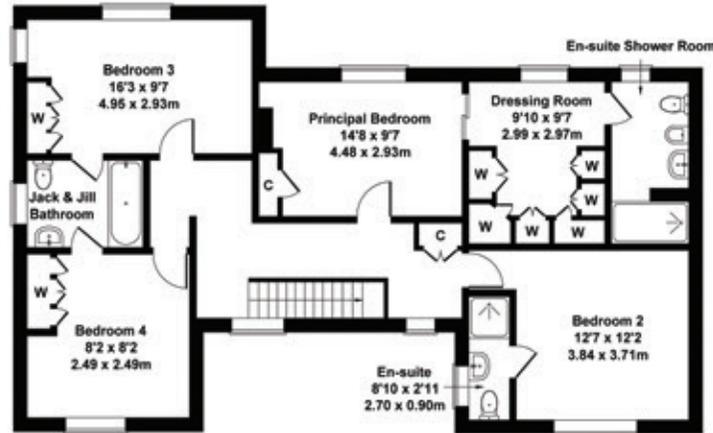
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





## Woodlands

Approximate Gross Internal Area  
2616 sq ft - 243 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.  
**Produced by Potterplans Ltd. 2025**

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