



- Detached Modern House In Popular Village Location
- No Onward Chain
- Perfectly Positioned for Local Amenities & Mainland Ferries
- Shower Room, En Suite Shower & Cloakroom W.C

- Comfortable 3 Bedroom -1 En Suite Accommodation
- Huge Potential to Modernise Throughout
- Detached Garage (22'2 x 9'7) & Brick Paved Driveway

- Generous Rear Garden - Overall Plot 0.17 of an acre
- Spacious 21'3 Kitchen/Diner
- D/Glazed Conservatory

71 High Street, Wootton Bridge, Ryde, PO33 4LU

Offers In The Region Of £325,000

Situated in the charming village of Wootton, this delightful detached house presents an exceptional opportunity for those looking to create their dream home. With three spacious bedrooms and a generous 1,065 square feet of living space, this property, built in the 1980's, offers a solid foundation for modernisation and personalisation.

The interior is thoughtfully designed, featuring a desirable kitchen/diner and separate lounge arrangement, providing a perfect setting for family gatherings and entertaining guests. The layout is both practical and inviting, making it easy to envision the potential for stylish updates that reflect your individual taste.

Set on a generous plot, the property boasts a sizeable rear garden that is a true blank canvas. Whether you dream of a beautifully landscaped retreat or a vast space for outdoor activities, the possibilities are endless. Imagine transforming this garden into a serene oasis or even a football pitch for family fun—it's all within your reach.

Conveniently located in the heart of the village, you will enjoy easy access to local amenities and the mainland ferry crossings, making this home not only a peaceful retreat but also a practical choice for daily living.

This property is an exciting project waiting for someone with vision and creativity. If you are ready to roll up your sleeves and embark on a journey of transformation, this house in Wootton Bridge could be the perfect place to call home. Don't miss out on the chance to make this property truly your own.



Accommodation

Entrance Hall

Built-in Storage

Rear Lobby

Cloakroom W.C.

Lounge

15'7" max to bay x 13'2" max (4.75m max to bay x 4.01m max)

Kitchen/Diner

21'3" x 12'5" max to bay (6.48m x 3.78m max to bay)

Conservatory

11'0" x 10'9" (3.35m x 3.28m)

Landing

Bedroom 1

13'2" including wardrobes x 10'10" (4.01m including wardrobes x 3.30m)

En Suite Shower Room

Bedroom 2

11'6" max x 10'0" max (3.51m max x 3.05m max)

Bedroom 3

10'0" x 9'5" (3.05m x 2.87m)

Loft Hatch

Shower Room

6'9" x 6'3" (2.06m x 1.91m)

Driveway

Spaces for 3 vehicles

Detached Garage

22'2" x 9'7" (6.76m x 2.92m)

In need of repair. Secured up and over door. Windows to side. Pedestrian door. Power & Lighting.

Tenure

Freehold

Council Tax

Band E

Construction Type

Brick elevations. Concrete tile roof. Cavity walls



Gardens

The frontage is framed by ornamental trees and shrub borders. A Magnolia Tree is a much welcomed feature of the frontage. The garden is largely laid to brick paving for parking and turning. Gated pathway to front entrance. Side access to rear garden. This extensive rear garden contains an array of established ornamental trees. The garden offers huge potential for further extension to the property and landscaping. A large covered pond sits to one side of the garden. To understand the full extent of the garden and the possibilities it offers watch our drone video footage within this listing.

Flood Risk

Very Low Risk

Mobile Coverage

Coverage Includes: EE Limited Coverage: Three

Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast Fibre Available.

Services

Unconfirmed gas, electric, water and drainage.

Agents Note

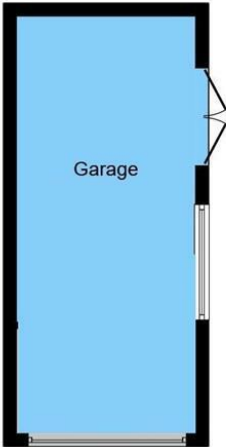
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Ground Floor



First Floor



Outbuilding

Total floor area 130.1 sq.m. (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	72
England & Wales	EU Directive 2002/91/EC	

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