



- Stunning Country Home
- Uninterrupted 360 degree Countryside Views
- Detached Double Garage & Graveled Driveway (see notes)
- Surrounded by Open Fields, Farmlands & Woodlands
- Beautifully Refurbished and Extended
- Principal Bedroom with Walk-in Wardrobe & En Suite
- Stylish Kitchen/Diner with Central Island
- Comfortable 4 Bedroom Accommodation
- Substantial 1/2 Acre Plot With Well Kept Lawns
- Log Burner & Mains Gas C/Heating

Combley View Combley Road, Wootton Bridge, PO33 4SB

£779,995

Nestled in the tranquil rural outskirts of Wootton, this detached house offers a perfect blend of character and modern living. Built-in 1907, this charming property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms across 1,773 sq ft of living space.

Step inside to discover an extended and extensively renovated country residence, showcasing a beautifully presented interior with a stylish kitchen/diner that is perfect for hosting family and friends. The property exudes elegance and warmth, making it a delightful place to call home.

One of the highlights of this property is the breathtaking 360-degree uninterrupted views of the surrounding countryside. Imagine waking up to the picturesque vistas and enjoying the peace and serenity that this location offers. Another less obvious highlight is the easy access from this location to the Island's major towns and ferry ports.

Parking will never be an issue with spaces and garaging for a combined total of 8 vehicles, providing convenience for you and your guests. Whether you're looking for a peaceful retreat or a place to entertain, this property caters to all your needs.

Don't miss the opportunity to own this piece of history with a touch of modern luxury. Book a viewing today and experience the charm and beauty of this countryside gem.



# Accommodation

## Entrance Hall

15'1" x 8'4" (4.60m x 2.54m)

## Built-in Storage x2

## Lounge/Diner

23'7" x 11'10" (7.19m x 3.61m)

## Kitchen/Breakfast Room

25'1" x 11'10" (7.65m x 3.61m)

## Inner Hall

## Cloakroom W.C.

## Utility Room

8'11" x 7'9" (2.72m x 2.36m)

## Built-in Linen Cupboard

## Landing

## Principal Bedroom

16'01" x 14'10" (4.90m x 4.52m)

## En-Suite

7'2" x 7'0" plus recess (2.18m x 2.13m plus recess)

## Built-in Boiler Cupboard

## Walk-in Wardrobe

7'1" x 4'6" (2.16m x 1.37m)

## Bedroom 3

11'11" x 11'8" (3.63m x 3.56m)

## Bedroom 2

13'1" x 11'10" (3.99m x 3.61m)

## Bedroom 4

7'10" x 6'9" (2.39m x 2.06m)

## Two Garages

18'7" x 8'11" & 17'9" x 9'4" (5.66m x 2.72m & 5.41m x 2.84m)

Wooden Double Doors. Power & Lighting. NB: Current planning permission to build a triple garage with a multiple purpose room over. Services are in situ- water, electric and drainage.

## Driveway & Turning Area

Space for a turning space and several cars.

## Council Tax

Band A



**Tenure**  
Freehold

**Gardens**

Well kept lawned gardens surround the house on all sides. The substantial grounds extends to some 1/2 an acre, edged by mature hedge boundaries. The property sits within a rural position surrounding by open fields and farmland creating stunning 360 degree views. A paved terrace runs the full width of the property stepping down to a walled and very private patio area. A brick built outbuilding (10'1" x 6'0") makes an ideal store for BBQ etc. Garden tap.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited Coverage: EE, O2 & Three

**Broadband Connectivity**

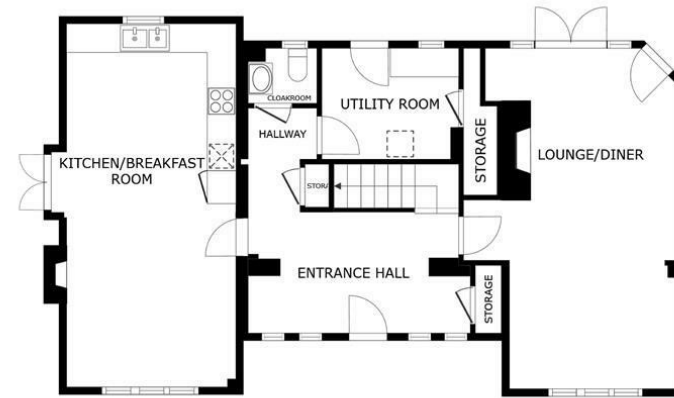
EE Network. Standard Speed.

**Services**

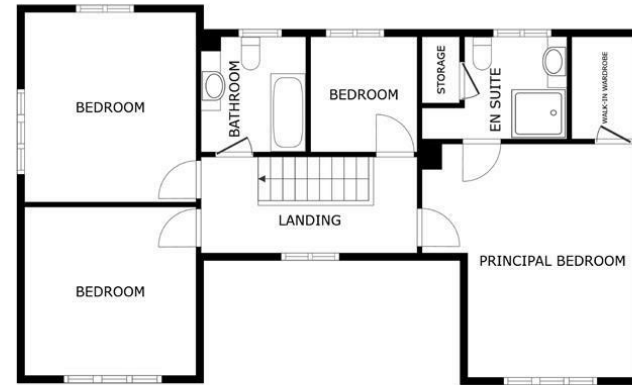
Unconfirmed gas, water and electric. Drainage via a private water treatment plant. Broadband via Go Internet.

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 86.4 m<sup>2</sup> FLOOR 2 78.3 m<sup>2</sup>  
TOTAL : 164.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	

**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....