



PROUDLY PRESENT FOR SALE

Highview

Palmers Road, Wootton Bridge, Ryde, Isle of Wight PO33 4NF

£800,000
FREEHOLD



Boasting breathtakingly beautiful countryside views with a glimpse of the Solent, this elegant four-bedroom home with two bathrooms and a downstairs cloakroom, is set in a rural location with a large driveway, double garage and a mature garden.

- Four-bedroom, detached family home
- Extensive, private driveway
- Double garage with office space above
- Large garden with vegetable plot
- Well maintained and presented property
- Semi-rural, peaceful location
- Close to plenty of local amenities
- Two reception rooms plus a large conservatory
- Glorious countryside views towards Osborne House
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Highview offers three spacious double bedrooms with one boasting an en-suite and a further single bedroom. From the front-facing bedrooms on the first floor, there are far-reaching countryside views stretching all the way to the Solent and beyond to the magnificent Osborne House, previously a holiday residence for Queen Victoria. This truly special property boasts large, naturally light rooms throughout the home and enjoys an extensive wrap-around garden.

Set in a peaceful yet suitable location, this beautiful property is encompassed with stunning mature gardens and two grass lawns. A unique, separate, two-vehicle garage with a spacious office above brings an exciting extra addition to this fabulous family home. The ground floor comprises a large entrance hall providing access to a formal dining room, a light and generous kitchen with access to a utility room, a beautiful sitting room with an open plan layout to a conservatory, and a handy downstairs cloakroom. Following the staircase to the first-floor landing is a bright open space giving access to three double bedrooms (one with an en-suite), a single bedroom and a traditional style bathroom with original art-deco style features.

The village of Wootton is conveniently situated between the seaside town of Ryde, with its stunning beaches and fast links to the mainland, and the county town of Newport, with its vibrant shops, cinema and restaurants. Independent Ryde School is just a ten-minute drive away and the property is within walking distance of some wonderful woodland surroundings, offering a choice of bridlepaths and waterside walks. The location of the property gives easy access to both car ferry routes, connecting the Island to Portsmouth and Southampton. The high-speed foot-passenger crossing, from Ryde Pier to Portsmouth Harbour, has regular rail connections to London and the South Coast.

Welcome to Highview

Upon entering through the wooden entrance gates, a sweeping gravel driveway with mature well-manicured shrubs on either side leads to a large parking area, at the rear of the house. The entrance, at the front of the house, consists of a framed porchway leading to a beautiful wooden and decorative glass front door.

Entrance Hall

Upon opening the solid wood front door you step into a spacious entrance hall bathed in natural light from a large vertical window on the landing of the turning staircase. This hall flows through the heart of the ground floor and features a small original six pane window which marks the old external wall before the extension was added around 20 years ago, creating a really special feature for this beautiful space. There is a neutral colour palette on the walls which flows throughout this property, on both floors. A gorgeous warm wood-effect laminate floor continues through the entrance hall and into the sitting room as well as the conservatory. This hallway also gives access to a handy downstairs cloakroom and a beautiful contemporary kitchen with an adjoining utility room. Additionally, this space also includes a useful cloak cupboard and a large understairs cupboard with lighting.

Dining Room

16'07 x 11'00 (5.05m x 3.35m)

Just off the entrance hall is a beautifully bright room benefitting from dual aspect windows to the front and side plus a recently replaced grey carpet. With neutral walls and one subtle green feature wall, this room boasts elegance from the central candle-style chandelier light fitting and two candle-style wall lights. There is a single radiator located here as well as electrical plug sockets and an internet port.

Cloakroom

Completely painted in a calming light forest-green shade, this room consists of a dual flush w.c and a pedestal hand basin with hot and cold taps as well as a white tile splashback with decorative floral tiles. A single pendant ceiling light and an obscure glass window to the side aspect illuminate this room.



Kitchen

17'11 x 11'10 max (5.46m x 3.61m max)

Boasting triple aspect windows, this beautifully bright contemporary kitchen hosts neutral kitchen units with a solid wood worktop plus a circular kitchen island topped with a granite countertop. A stainless-steel sink and drainer with a chrome swan neck mixer tap is located under the window to the side aspect, overlooking the driveway. The kitchen units benefit from an abundance of smart storage solutions and there is an integrated double oven to one side as well as an induction electric hob incorporated into the worktop with a frosted glass angled cooker hood providing an extractor fan and lighting. With under-counter space for one appliance, this kitchen also enjoys an additional island with a breakfast bar providing a casual dining spot and there is a large built-in storage cupboard nearby. Further benefits of this space include plenty of plug sockets, white stone effect floor tiles and several recessed spotlights.

Utility Room

9'08 x 5'05 (2.95m x 1.65m)

Containing the electrical consumer unit and a gas boiler, this handy utility room benefits from a window to the rear aspect, white wood effect base and wall cabinets with a white tile splashback and undercounter space for a washing machine. There is a stainless-steel sink and drainer with a chrome swan neck mixer tap, integrated within the grey speckled worktop. A wooden door with an obscure glass window leads round to the rear of the property, onto the rear patio and driveway.

Sitting Room

15'11 x 13'09 (4.85m x 4.19m)

Continuing the neutral colour palette on the walls and the wood effect laminate flooring, the sitting room is accessible from the end of the entrance hall. With a window to the side aspect, overlooking the mature flower garden and a radiator underneath, this beautifully presented room boasts an alcove with a chimney breast and a log burner inside. Within the alcove are two built-in bookshelves and storage cupboards under. There are two candle effect wall lights in this room as well as a single pendant light. This room opens up beautifully with the conservatory, allowing the natural light to fill this space. There are electrical plug sockets also located here.

Conservatory

16'03 x 13'00 (4.95m x 3.96m)

Built on a dwarf brick wall, this spacious conservatory has beautiful panoramic views of the gardens. The position of this room means that there is sun present for most of the day and there are patio doors to the side aspect leading to a large patio space. There is a radiator under the window to the side aspect plus a spotlight bar wall light above the threshold into the main house.

Cloak Cupboard

At the end of the hall is a handy cloak cupboard perfect for storing coats, shoes and muddy boots after those long walks in the surrounding countryside. There is a window to the side aspect plus a ceiling light in here. A glass pane door encloses this space.

First Floor Landing

From the entrance hall, upon the carpeted turning staircase is a large vertical window that naturally lights the first-floor landing and hallway space below. The first-floor landing has recently been recarpeted in a neutral grey which also features in all four bedrooms, providing a sense of continuity. A wooden spindle banister surrounds the landing around the stairwell and there is an airing cupboard in this space plus a window to the side aspect. Two pendant ceiling lights light up this area. The first-floor landing provides access to four bedrooms (one with en-suite) and a family bathroom.



Bedroom One

17'09 max x 11'04 max (5.41m max x 3.45m max)

This room boasts dual aspect windows framing breathtaking rural views reaching to Osborne House and provides a glimpse of the Solent from both the front aspect window and the side aspect window. There is a radiator in this room plus a built-in storage space. This room also benefits from an en-suite shower room.

En-Suite Shower Room

Benefitting from a generous walk-in shower cubicle and a large vanity hand basin with a chrome mixer tap and wall mounted mirror above, this room has green marble-effect wall and floor tiles with a contrasting midway strip border on the walls. There is an obscure glass window to the rear aspect plus a chrome heated towel rail. With an extractor fan above, the shower cubicle benefits from a chrome shower head plus controls and there is a dual flush w.c positioned beneath the window. A three-spotlight light fixture is also located in this room.

Bedroom Two

13'10 x 13'07 (4.22m x 4.14m)

Boasting dual aspect windows to the side and front of the property providing views of Osborne House, the surrounding countryside and a glimpse of the Solent, as well as the delightful flower garden to the side. Benefitting this room is a large, fully mirrored, built-in wardrobe including integrated storage solutions inside. There are two small alcoves in the wall to the side plus two wall lights. Warmed by a radiator, this room also includes a single pendant ceiling light with a ceiling rose, electrical plug sockets and an internet port.

Family Bathroom

This unique bathroom comes complete with striking art deco style features including a ceramic bath with a traditional style tap and shower head, a single flush w.c and a large pedestal hand basin with hot and cold taps. With a recently replaced Moroccan style floor vinyl, this bathroom has a window to the side aspect with views over the driveway and the surrounding countryside. A white wall tile surround with a contrasting navy blue strip border features around the entire room and there is a small cupboard behind the bath for storage. Also located here is a white heated towel rail, a single ceiling light and a loft hatch.

Bedroom Three

11'10 max x 9'08 (3.61m max x 2.95m)

This room is accessed through an archway from the first-floor landing. There is a window to the rear aspect of this room which catches a glimpse of the church and downs in the distance. This room also follows the neutral colour scheme from the rest of the house plus there is a single pendant ceiling light and a single modern radiator.

Bedroom Four

11'11 max x 6'06 max (3.63m max x 1.98m max)

Located at the very end of the first-floor landing, this single room with a slightly sloped ceiling has a window to the side aspect. Warmed by a radiator, this room also has an alcove with a shelf for storage and a pendant ceiling light.



Garden

This spectacular wrap around garden consists of two large grass lawn areas enclosed by mature hedgerows including a landscaped golden leylandii which winds around the edge of the lawn. Other shrubs including escallonia and golden privet also surround the property. The garden hosts an array of different plants and shrubs including buddleia, fuchsias, lilies, two varieties of roses, poppies and camellias. In a secluded suntrap to the side of the house is a beautiful, matured flower garden containing an array of plants, flowers, shrubs and trees, including a gravel path that meanders through this peaceful spot. An abundance of wildlife visits the garden including greenfinch, magpie, blackbirds and many more. Within this peaceful spot, just outside the conservatory, is a paved patio terrace providing a perfect area to enjoy alfresco entertaining and watch the local wildlife go by.

To the rear of the property is another patio area which overlooks the driveway and garage building. There is an area at the rear of the property which has the potential for dustbin storage or storage for logs and wood for the log burner. There is also an outside tap. Leading round the back of the garage building is a kitchen garden equipped with two raised beds and a further two patches for growing vegetables.

Garage

This stunning two-car garage with white electric roller doors, frames this driveway perfectly. With its own electricity, dual aspect windows and a stable style door to the side, this space has the potential for a workshop or to be converted into an annexe (subject to obtaining planning permission).

Office

13'10 x 13'04 (4.22m x 4.06m)

Behind the garage is a metal staircase which provides access to the office above the through a two-pane obscure glass door. Completely separate from the house, this office boasts a quiet, peaceful space to work with views of the house and driveway from the window to the front aspect.

Parking

A grand sweeping gravel driveway provides access to the main parking area and garage. There is a two-vehicle concrete parking spot to the side of the garage as well as two spaces within the garage. In total, this property can park six vehicles comfortably.

Highview provides a unique and wonderful opportunity to own a beautiful family home set in a quiet and peaceful location with beautiful views, mature gardens and well-presented accommodation. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E

Services: Gas central heating, electricity, mains water and private drainage



GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex. ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.