



# Oakfield Grange

113 Station Road, Wootton Bridge, Ryde, Isle of Wight PO33 4RG



**£895,000**  
FREEHOLD



Occupying a spacious plot, this enchanting Victorian residence has been superbly restored and offers versatile, spacious family accommodation with breathtaking, far-reaching rural views towards Firestone Copse.

- Magnificent semi-detached Victorian home
- Packed full of elegant, original features
- Four to five double bedrooms
- Idyllic surroundings within a convenient location
- Within easy reach of Ryde and mainland travel links
- Sympathetically refurbished
- Breathtaking, far-reaching rural views
- Occupying a spacious plot (approximately an acre)
- Ample driveway parking at the front and rear
- Close to village amenities, walking routes and the steam railway

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

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Dating back to 1876, Oakfield Grange was historically built with the adjoining property as one entire residence by architect Thomas Chatfield Clarke and was converted into apartments in the 1940's. It remained this way until 2018 where it was divided into two dwellings and now offers an adaptable family home of 2918 square feet, designed for modern day living. Located in an idyllic position yet close to local amenities, this striking ornate gothic style property is superbly presented and has been sympathetically restored back to its former glory over the past few years. The renovations include a new boiler, rewiring, plumbing, hidden cabling installed internally, connecting to TV and points around the house to make full use of the ultrafast WightFibre full fibre broadband connected to the property. The uncovering of many original features and some new hard-wood windows, plus new bathrooms and a bespoke kitchen which have been carefully designed, in keeping with the traditional style whilst adding a contemporary touch. The interiors reveal a wealth of original, elegant features which present a perfect balance of contemporary luxury combined with ornate high ceilings, traditional quarry tiled floors, decorative wall panelling as well as ornate fireplaces, original column radiators, and exposed timber floorboards. This striking family home offers spacious and versatile accommodation as well as presenting a generous garden to the side, offering the opportunity to create and landscape the garden of your dreams whilst benefitting from the extraordinary sight and sound of the iconic steam railway.

The Isle of Wight Steam Railway Station is situated close by and offers visitors an opportunity to travel through some of the Island's most captivating countryside in the splendour of restored steam locomotive carriages. Popular Wootton Bridge offers an abundance of amenities including local stores that cater for food, wine and groceries, and there are some great places to eat featuring a well-renowned fish and chip shop for the days when you don't fancy cooking. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. This sought-after village is one of the most convenient locations on the Island with the county town of Newport situated just a ten-minute drive from the property and the popular seaside town of Ryde located just four miles, East, in the opposite direction. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, a range of shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. The location is within close proximity to travel links, with regular bus routes serving Station Road and the High Street, independent island and mainland schools, and a mainland car ferry service from Fishbourne as well as East Cowes are both within a ten-minute drive away.

The beautiful home comprises a grand entrance hall providing access to a ground floor bedroom or snug, the kitchen-breakfast room, and to the inner lobby which leads to the drawing room, sunroom, the library, and the stairwell to the first floor. The stairwell provides a handy understairs cupboard plus a hidden ground floor bathroom, whilst leading to a spacious first floor landing providing access to four double bedrooms and a family bathroom.

### **Welcome to Oakfield Grange**

Accessed via a shared driveway from Station Road, this stunning semi-detached, Victorian home is set back from the road and exudes character and charm from the moment you lay eyes on it. The red brick property with attractive wooden window frames and stone masonry, offers a large driveway at the front of the property which leads onto beautiful Victorian style quarry tiling and up to the front door. The driveway has 'spikes' in place for large pillars and an electric gate, if the new owners should desire it. A timber fence boundary, lined with laurel hedging, provides privacy from the adjoining property.



### **Entrance Hall**

*18'02 max x 15'04 max (5.54m max x 4.67m max)*

A gorgeous front door with beautiful translucent decorative glass and multipaned windows on either side, exhibits a fantastic memorial to the late Thomas Chatfield Clark with a stain glassed window marking the architects coat of arms, above the front door. The entrance hall boasts original quarry tile floors with an original radiator, and three multipaned windows to the side aspect. A unique vaulted ceiling with exposed white painted trusses enhances the feeling of space and light in this area. To one side of the entrance hall, leading to the ground floor bedroom or snug, is a quiet nook with windows to the front and side which provides a cosy and comfortable, carpeted, space to relax in, away from the main house. The nook has low level marble wall panels on either side with exposed brickwork and a forest green painted ceiling. The entrance hall features a dado rail and decorative moulded archway.

### **Ground Floor Bedroom/Snug**

*17'02 max x 12'00 max (5.23m max x 3.66m max)*

Offering an extremely versatile room, this space is currently set up as the guest bedroom and offers a fantastic view of the garden and the nearby forest from the glazed door and windows to the side aspect. Also featuring a window to the front aspect, this room is one of the most decorative rooms in the house and displays beautiful ceiling mouldings, decorative coving, Victorian midway panelling, plus a unique, decorative doorframe. A feature fireplace can be found to one side as well as original built in storage and a large cupboard concealing the boiler and water tank. This room would be ideal as a snug/playroom, studio, office, or as a bedroom and it is finished with neutral wall décor and a wood effect floor vinyl.

### **Kitchen-Breakfast Room**

*24'02 x 16'00 max (7.37m x 4.88m max)*

Filled with natural light from the large windows and doors to the side aspect, framing the gorgeous countryside and garden, this room has been beautifully and sympathetically designed by the current owners. A fully bespoke kitchen offers convenient yet stylish cabinetry which provides integrated appliances as well as a fantastic amount of storage with elegant quartz worktops and a large kitchen island. A range of tall cabinets to one side conceal a full-length fridge and a separate full-length freezer plus two handy pantry cabinets with space for a microwave. Matching with the tall cabinets are two units with a dark quartz worktop which provide plenty of storage space for kitchen utensils as well as a space in-between for a gas or electric range style cooker. A beautiful, light quartz splashback is situated over these kitchen units and matches with the worktop for the kitchen island. Finished in soft neutral shade, this sizeable kitchen island offers an integrated washing machine, a dishwasher, and a bin caddy. In addition to storage space, the island presents a large undermounted sink with an instant hot water tap, electrical sockets, and a breakfast bar. Perfectly positioned in one of the chimney breast alcoves is a bespoke gin bar, which was carefully designed by the current owner, with ample storage for glasses and bottles as well as the opportunity to create a display shelf within the cabinet. Additionally, there is ample space within the room to place a dining or breakfast table, which can be positioned to enjoy the beautiful views across the garden and woodland beyond. The natural light is enhanced by the neutral wall décor in this room plus there are beautiful, exposed timber floorboards which adds warm tones to this sophisticated kitchen. The room is warmed by two original column radiators.

### **Inner Lobby**

*16'11 x 7'05 (5.16m x 2.26m)*

Occupying a central location within the home, the inner hallway continues from the entrance hall through an open doorway and provides access to the drawing room, library, hidden ground floor bathroom, and an understairs cupboard. The original quarry tile floor can be found in here which beautifully compliments the off-black panelling along the side wall and the staircase. This beautiful space is warmed by an original column radiator and continues the neutral wall décor from the rest of the home.



### **Drawing Room**

*22'03 x 16'02 max (6.78m x 4.93m max)*

Presenting a wonderful drawing room with space for all the family, this decorative room boasts ceiling mouldings as well as traditional wooden midway wall panelling around the room. The focal point of the room is the unique Elizabethan style fireplace and surround which enjoys a large open fire, perfect for those chilly winter evenings with the family. Two large windows to the side aspect fill the room with natural light from morning to evening whilst two original column radiators warm the space. French doors lead out to a little sunroom at the rear of the property and the room is beautifully laid with exposed timber floorboards.

### **Sunroom**

*15'02 x 9'03 (4.62m x 2.82m)*

Offering the perfect position for a sunroom, this space offers fantastic potential to reimagine the grand and glorious structure that once stood here. The original mosaic floor outlines the original footings for the glorious sunroom and gives the new owners an opportunity to add their own, if desired.

### **Library**

*11'10 x 10'01 (3.61m x 3.07m)*

Traditional dark wood wall panelling combined with a traditional feature fireplace with an ornate wood surround and vintage Minton tiles, create this formal, elegant and cosy room. Adding to the sophisticated feel of the room, a large mirror set within a decorative wood frame provides a coordinating piece above the fireplace and on either side of the chimney breast are also built-in cupboards with shelving above, providing space to display books and decorative items. Finished in a contrasting soft green shade, the decorative ceiling moulding continues from the drawing room, on the high ceiling, and the flooring features exposed wooden floorboards. This room also includes an original column radiator, and a window to the rear aspect finished in soft green framework.

### **Ground Floor 'Secret' Bathroom**

A discreet door disguised as wall panelling beneath the stairwell reveals this elegant 'secret' bathroom which boasts a luxurious, freestanding slipper bath with a vintage style integrated wall tap in chrome. Enjoying natural light from triple, obscure glazed windows to the front aspect, this spacious room includes a traditional style low-level w.c. and a coordinating pedestal hand basin. Warmed by a vertical column radiator, this space is finished in a classic neutral shade on the walls and a wood-effect vinyl floor.

### **First Floor Landing**

Flanked with a spindle balustrade, a wooden turning staircase finished in contrasting shades of off black and cream ascends to the first floor landing. A remaining portion of a split staircase once forming with the landing to the adjoining property creates a striking historical feature and there are three windows to the front aspect, bathing the space in natural light. This spacious landing exhibits a central, timber squared opening with ornate carvings, providing a sense of grandeur, plus traditional picture rails and coving within the high ceiling add further character. The landing decor offers a neutral colour palette on the walls complemented by exposed timber floorboards which continue to each of the bedrooms. Warmed by an original column radiator, this space has a loft hatch and a series of wooden panel doors opening to each of the bedrooms and a family bathroom.

### **Principal Bedroom**

*16'10 x 16'0 max (5.13m x 4.88m max)*

Upon entering this generous bedroom, your eyes are immediately drawn to the far-reaching rural views through a large window to the side aspect and there is an additional window to the front, resulting in a naturally light, dual aspect room. Featuring traditional picture rails and deep skirting boards this room also enjoys a beautiful feature fireplace with a painted wooden surround, creating a characterful focal point. A newly fitted column radiator is also located here.



### **Bedroom Two**

*16'0 max x 12'10 (4.88m max x 3.91m)*

Boasting dual aspect oriel windows to the rear and side with fantastic rural views beyond the spacious garden, this double bedroom also offers plenty of space and has two original column radiators to keep the room cosy. Providing further traditional character, this room features deep skirting boards and a cast iron feature fireplace with an attractive marble and painted wood surround.

### **Bedroom Three**

*12'0 x 9'11 (3.66m x 3.02m)*

Finished in a soft-pink colour theme, this beautiful bedroom also offers a double size and includes a characterful feature fireplace with a marble and painted wood surround. Warmed by a recently replaced column radiator, this room benefits from built-in cupboards beside the chimney breast and there is a charming recessed arch on the adjacent side. An attractive oriel window to the rear aspect is also located here.

### **Bedroom Four**

*11'08 x 8'08 (3.56m x 2.64m)*

Providing the smallest of the four bedrooms, this room is also a double size and features a window to the side aspect framing the glorious scenic views. The room also has traditional skirting boards and a newly fitted column radiator.

### **Family Bathroom**

Finished in stunning, large scale porcelain floor tiles, this luxurious bathroom boasts a fabulous freestanding stone bath positioned by a large window to the front aspect offering lovely scenic views, further enhancing the relaxing bathing experience. The bath features stylish integrated wall controls and a showerhead fixture, plus a coordinating tall freestanding tap. The suite also comprises a dual flush w.c. and a contemporary, wall-mounted duo hand basin providing a sleek, stylish finish to the space. Providing continuity, the porcelain floor tiling continues to a clear glazed, double-sized shower cubicle complete with a fabulous rainfall-effect shower fixture. A vertical, column radiator is also located here.

### **Garden**

Mostly laid to lawn, an expansive garden to the side of the property boasts far-reaching rural views with the nostalgic sights and sounds of the heritage steam train beyond. Continuing from the gravel driveway at the front, a raised gravel terrace bordered with a plant bed spans the side of the property and provides ample space to arrange garden seating and also features an external rainfall-effect shower; perfect for rinsing off after a day at the beach or for cleaning muddy boots and paws after those long walks in the surrounding countryside. Stepping down from the terrace, a pathway leads to a gravel driveway, which has gated access via Packsfield Lane, at the rear of the plot and reaches the width of the garden leading to an additional parking area which could provide potential to house a carport if desired. Bordered with laurel hedging and mature trees, the generous lawn features well-established shrubs such as a rhododendron and hydrangeas, a mature apple tree, and a spot for a vegetable bed, plus a small area of mature trees to one side which has the potential to create a cosy and secluded seating area.

### **Parking**

The property benefits from a large gravel driveway at the front of the home with parking for up to five vehicles. Furthermore, the rear entrance, accessed from Packsfield Lane, provides another driveway with more parking.

Oakfield Grange presents a fantastic opportunity to acquire a sizeable, characterful family home, set within a spacious plot near to local amenities, mainland links, and rural countryside walks. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Details**

Tenure: Freehold



Services: Mains water, electricity, gas, private drainage.

PROPERTY OUTGOINGS - family of 5

Council tax - band E

Energy bills - £190 pcm

Water charges - £22 pcm

The vendor, during the renovation of property had hidden cabling installed internally, connecting to TV and points around the house to make full use of the ultrafast Wightfibre full fibre broadband connected to the property.



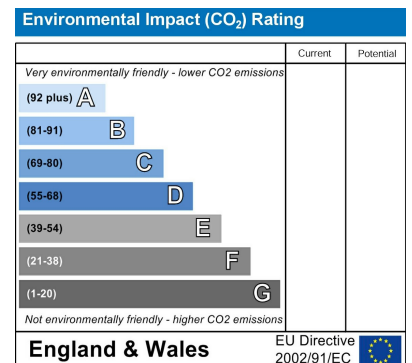
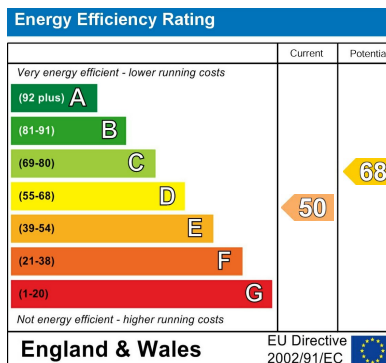
GROUND FLOOR  
1809 sq.ft. (168.0 sq.m.) approx.

1ST FLOOR  
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2918 sq.ft. (271.1 sq.m.) approx.

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