

# Woodcreek

New Road, Ryde, Isle of Wight PO33 4JW

**£699,950**  
FREEHOLD



Perfectly nestled into a secluded woodland setting, this four to five bedroom bungalow offers an exciting renovation opportunity with spacious accommodation, a secluded wraparound garden, a double garage and driveway parking.

- Detached bungalow
- Exciting renovation opportunity
- Secluded position within an acre
- Right of way directly to Wootton Creek
- Integral garage and ample parking
- Four to five bedrooms
- Two reception rooms and a sunroom
- Wrap around garden
- Highly sought-after area
- Short drive to local amenities

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

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Situated within a sunny plot, this 1970's detached bungalow is surrounded by large, mature trees and lots of lovely rural walks. Owned by the same family for the last 49 years, this spacious bungalow benefits from natural light throughout the day and offers four to five bedrooms, a living room and a sunroom, a kitchen-breakfast room, a bathroom and a separate w.c. Woodcreek offers a range of versatile accommodation which makes for an exciting renovation project. Outside is a stunning wrap around garden which offers a fantastic range of plants, trees, and flower beds. The beautiful, secluded garden benefits from a large number of visiting songbirds and wildlife, mature planting plus a patio terrace, perfect for those alfresco dining occasions. Offering ample driveway parking from an in and out driveway, the property also benefits from a double integral garage.

Wootton is one of the most convenient villages on the Island with local stores that cater for food, wine and groceries, and there are some great places to eat including a well-renowned fish and chip shop. 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 vet. The location is within close proximity to travel links, with a bus route serving the nearby high street and a mainland car ferry service from Fishbourne is just a five-minute drive away. The bustling seaside town of Ryde with its expansive sandy beaches, eclectic mix of boutique shops and restaurants is located under four miles away from the property, whilst in the opposite direction, the county town of Newport has a good range of shops and restaurants, a cinema and the highly regarded Quay Arts Centre.

### **Welcome to Woodcreek**

A concrete driveway slopes down to the double garage and front of the home. A paved patio at the front of the bungalow, a mature climbing rose mixed with a hydrangea frame the front of the house perfectly.

### **Entrance Hall**

*extending to 23'03 max (extending to 7.09m max)*

Offering a spacious entrance hall through the heart of the home, this space has a carpet and neutral décor which continues throughout the accommodation. The thermostat can be found in this space as well as a radiator and two wall lights. There is a window to the side aspect.

### **Living Room**

*15'11 x 12'10 max (4.85m x 3.91m max)*

Boasting triple aspect windows which overlook the garden, this beautifully bright room offers a stone effect feature fireplace surround with space for an electric fire. A double-glazed patio door leads out to the patio at the rear of the property. This space is heated by two radiators and lit by two wall lights.

### **Kitchen-Breakfast Room**

*18'01 max x 8'01 max (5.51m max x 2.46m max)*

Fitted with wooden base and wall cabinets with a neutral worktop, this galley style kitchen has a window to the rear aspect with views over the patio and garden. The units include integrated appliances including an electric oven, an electric hob with an integrated cooker hood over, and under-counter space for a washing machine. An open archway leads into the breakfast area where there is built-in storage. The space is lit by a fluorescent strip light plus a ceiling light and is heated by a single radiator.

### **Sunroom**

*12'03 x 6'06 (3.73m x 1.98m)*

This naturally light room benefits from a window to the side aspect and a sliding door to the rear aspect. Accessed from the kitchen, this room has a lovely outlook of the garden. This space is lit by a ceiling light and is finished with light wood-effect laminate flooring, and an exposed brick feature wall. Bedroom two can be accessed from here.

### **Bedroom Two**

11'04 x 9'06 (3.45m x 2.90m)

Located just off the sunroom, this bedroom is a double size and has a window to the side aspect allowing for natural light. Warmed by a radiator, this neutrally decorated room is fitted with a pendant light fixture.

### **Bedroom One**

16'00 x 10'10 (4.88m x 3.30m)

Boasting a dual aspect, with a window on each side of the room with views across the woodland garden, this spacious carpeted double bedroom is fitted with two radiators and a pendant light fixture.

### **Bedroom Three**

12'03 x 6'11 max (3.73m x 2.11m max)

This bedroom has a recessed wardrobe space and a window to the side aspect enjoying woodland garden views. Also located in this room is a radiator and a pendant light fixture.

### **Bedroom Four**

12'02 max x 7'08 max (3.71m max x 2.34m max)

Again, with recessed wardrobe space, this carpeted bedroom is warmed by a radiator and has a window to the side aspect offering picturesque garden views. A pendant light fitting is also located here.

### **Study/Bedroom Five**

12'03 x 7'11 (3.73m x 2.41m)

With a wood-panelled ceiling, this room is accessed via double ornate metal gates within an arched doorway and has an exposed brick wall and a window to the side aspect with a radiator beneath. A series of wall fittings are also located here.

### **Cloakroom**

Comprising a dual flush w.c. and a corner vanity hand basin with storage under, this room has an obscure glazed window to the front aspect and is lit by a ceiling light.

### **Bathroom**

Continuing the neutral décor and carpet, this bathroom offers a bath with a matching pedestal hand basin and a separate shower cubicle with an electric shower unit. The space is heated with a radiator, lit by a ceiling light and has an obscure glazed window to the front aspect. There is also an airing cupboard in this room.

### **Garden**

Sheltered by mature and young trees of many varieties, there is a sense of tranquillity as you meander through the garden, and the consistent relaxing sounds of wild bird song echo throughout the woodland beyond as they dart across the garden, into the trees and shrubs around. The mature trees surrounding this spacious garden give a fantastic sense of comfort and seclusion while still being open enough to let in an ample amount of sunlight. Blue tits, grey tits, sparrows, robins and woodpeckers are all frequent visitors in this enchanting garden, including visits from a cheeky red squirrel or two! A partially exposed old stone wall creates a dual-level lawn area with flower beds. From the rear sliding door within the sunroom of the bungalow is a patio which provides a glorious suntrap whilst providing a beautiful outdoor dining space for friends and family.



### **Parking and Garage**

*16'10 max x 14'09 (5.13m max x 4.50m)*

This property benefits from ample parking on the driveway and within a large garage. The garage has a white up and over door, three small windows to the side aspect, and a door on the opposite side. Containing the boiler, an electrical consumer unit and ample space for storage, this space offers potential for conversion (subject to planning) or space to park a vehicle.

Additionally, there is access to Wootton Creek via a right of way to the right of the property.

Situated within an approximately an acre of gardens, Woodcreek provides a fantastic opportunity to acquire a four-to-five-bedroom bungalow with the exciting potential for renovation. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Information**

Tenure: Freehold

Council Tax Band: F

Services: Mains water, electricity, oil fired central heating, private drainage

### Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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