



Price Guide £595,000
SILENT TIDES, ASHLAKE FARM LANE, WOOTTON, PO33 4LF



A GREAT FAMILY OR RETIREMENT HOME WITH ACCESS TO THE CREEK!

A perfect opportunity for those seeking 'something special' and close to the water. This DETACHED HOUSE has been enjoyed by the same owners for many years - located in this enviable position moments from Wootton Creek - now offering a new owner the chance to modernise to their own specification. 'Silent Tides' offers many appealing 'extras' including private MOORING plus separate STUDIO (see below)! The main accommodation includes a large, bright sitting room, separate dining room with open plan aspect into the kitchen, a large sun room - plus 4 BEDROOMS and 2 bath/shower rooms (one of each on the ground floor). Set within a good sized private plot, there is an enclosed, wrap around mature REAR GARDEN, ample driveway parking plus GARAGE. A particular highlight is the substantial 2 storey annexe studio, complete with its own WC (originally used as an artist's studio with attached 'kiln room')! The studio offers exceptional versatility with the impressive space being ideal as a home office, studio, gym, music room, workshop, or additional accommodation. The private mooring is located just yards from the property, providing a wonderful opportunity for sailing and boating enthusiasts to enjoy direct access to the water. Conveniently situated within easy reach of Wootton's amenities, countryside and beach, plus minutes' drive to the Fishbourne to Portsmouth ferry terminal, this unique home offers an exceptional combination of space, flexibility and lifestyle. Viewing is highly recommended to fully appreciate its potential.

ACCOMMODATION:

Wooden glass panelled front door to:

ENTRANCE HALL:

A welcoming entrance hall with laminate flooring. Stairs to first floor. Cupboard housing electric fuse box. Radiator. Doors to:

SITTING ROOM:

A well proportioned carpeted sitting room with triple aspect secondary glazed windows, providing ample natural light. Fireplace with stone hearth. Wall lights x 3 and Radiators x 2.

DINING ROOM:

A bright and open room with laminate flooring and secondary glazed window to rear. Wall lights x 2. Radiator. Archway to:

KITCHEN:

A fitted kitchen with wooden cabinetry, contrasting worktops and tiled splashbacks. Integral oven, gas hob and extractor. Space and plumbing for washing machine, dishwasher and fridge/freezer. Inset 1.5 chrome sink unit. Tiled flooring. Window to rear. 'Vaillant' gas boiler (installed in 2023). Door leading to Sun Room.

SUN ROOM:

A bright area with wooden flooring and uPVC door to garden. Storage cupboard. Wall lights x 3.

SHOWER ROOM:

A downstairs shower room with vinyl floor and suite comprising tiled shower cubicle, wash basin and w.c. Obscured window to front. Radiator.

BEDROOM 4:

A carpeted double bedroom (or ideal study/snug) with secondary glazed window to front. Wall light. Radiator.

FIRST FLOOR LANDING:

Carpeted landing with door to large walk-in airing/storage cupboard with light. Doors to:

BEDROOM 1:

A spacious carpeted double bedroom with double glazed window to side. Loft hatch, Good range of wardrobes. Eaves storage x 2. Radiator.

BEDROOM 2:

A further carpeted double bedroom with double glazed window to side. Loft hatch. Large fitted wardrobe. Eaves storage. Radiator.

BEDROOM 3:

Another carpeted double bedroom with double glazed window to front. Built in cupboard. Wall lights x 2. Radiator.

BATHROOM:

A fully tiled bathroom with vinyl flooring and suite comprising bath with electric shower over, wash basin and w.c. Double glazed window to rear. Storage cupboard. Shaver point. Radiator.

GARDEN:

There is a large, fully enclosed 'wrap around' garden with gated access to both sides. The garden comprises a patio area - a perfect spot for al fresco dining and/or entertaining, with the rest being mainly laid to lawn with an attractive fishpond and a variety of mature plants, trees and shrubs. Access to STUDIO:

THE STUDIO:

A superbly spacious 2 storey annexe studio, formerly used as an artist's studio, offering exceptional versatility and potential.

Entering through the French doors, you are welcomed into a generous open plan ground floor space featuring durable vinyl flooring and an abundance of natural light from dual aspect double glazed windows. Door to WC comprising w.c. and wash hand basins x 2. A wooden staircase rises to the first floor, where an equally impressive open space awaits. This level benefits from 2 Velux windows, strip lighting, radiator, excellent eaves storage.

Offering a true blank canvas, this substantial studio presents exciting opportunities for a variety of uses, including a home office, creative workspace, gym, hobby room, or, subject to any necessary consents, the creation of additional living accommodation.

PARKING and GARAGE:

A sweeping driveway provides ample parking and leads to detached garage with power and an up and over door. Window to side. Wall mounted Glow-worm boiler and fuse board servicing the Studio.

PRIVATE MOORING:

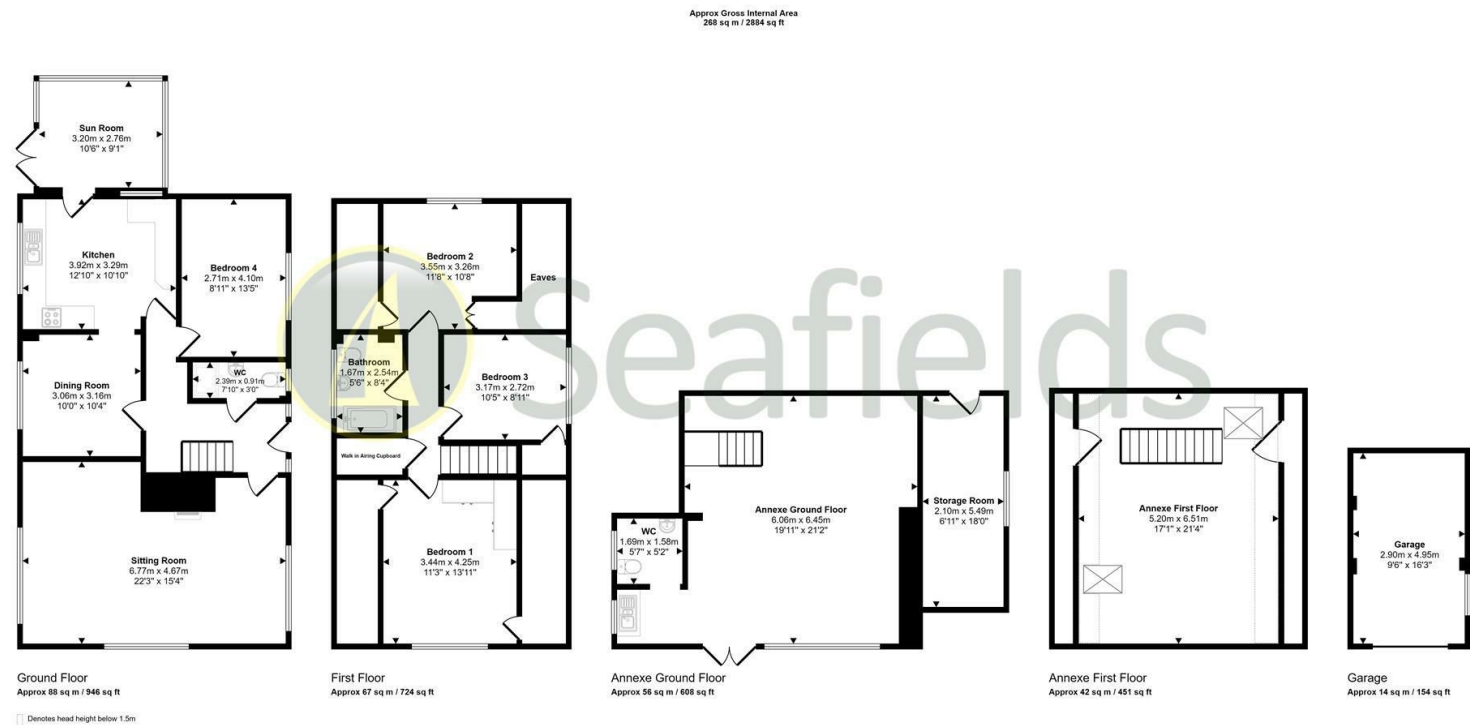
Gated access pathway leading to the Creek, shared by 4 neighbouring properties. The owner of Silent Tides has the right to a private mooring in an allocated area of the Creek close to the access path, near edge of the main channel.

OTHER PROPERTY FACTS:

Council Tax Band: F
EPC Rating: D
Tenure: Freehold
Flood Risk: Very Low
Sellers Situation: Chain Free

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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