



## Little Briddlesford Farm | Wootton Bridge | PO33 4RX

A beautifully presented and modernised 4 bedroom detached property in a rural location in Wootton. The property benefits from approximately 13 acres of gardens, woodland, paddocks, and private lake. In addition there are substantial outbuildings.

Guide Price £875,000

- 4 Bedroom Detached Family Home
- Rural Location
- Paddocks, Woodland and Lake
- Outbuildings



## Property Description

A beautifully presented and modernised 4 bedroom detached property in a rural location in Wooton. The property benefits from approximately 13 acres of gardens, woodland, paddocks and private lake. In addition there substantial outbuildings.

## Property Description

The house is approached via a lane leading to the pillared driveway with vehicle access to the entire property. Surrounded by mature gardens the house is set in a tranquil position whilst at the same time being within easy reach of the ferry point at Fishbourne with its link to Portsmouth. The county town of Newport is a short drive away as is Ryde with its extensive range of shops, eateries and high-speed connection the main land.

The property has been superbly upgraded by the current owners to provide spacious and comfortable family accommodation.

On the Ground floor there is an entrance hall leading to the

spacious lounge with feature fireplace and a further sitting room with log burning stove. There is a separate study, bathroom and cloakroom. The open plan kitchen/ dining area is modern and light with views over the gardens and double doors to the conservatory.

On the first floor there are four bedrooms all of which enjoy views over the gardens and surrounding countryside. The master bedroom has a full bathroom 'en-suite' and dual aspect windows. There is also a family bathroom and separate shower room.

## Ground Floor

### Entrance hall

**Cloakroom** – with W/C & basin

**Lounge** – With windows overlooking and doors to the garden

**Kitchen/ Dining Area** – Open plan modern kitchen

**Sitting Room** – Open plan to kitchen area

## Study

**Conservatory** – Overlooking the garden

**Bathroom** – with modern suite

## First Floor

**Master Bedroom** – With bathroom 'en-suite'

**Bedroom 2** – With garden views

**Bedroom 3** – With garden views

**Bedroom 4** – With garden views

**Family Bathrooms** – With modern suite

**Shower Room**

**W/C** - With basin

## Outside

The property is approached over a private driveway with parking for several vehicles. Set in approximately 13 acres the property is surrounded by formal gardens, established woodland and a private lane. There are stables and paddocks making the property of particular interest to those looking for equestrian use or those seeking a substantial family home in a beautiful rural setting. A large modern outbuilding/ barn measuring approximately 18 metres x 9 metres offers the potential for a workshop or storage. There is a further open barn/wood store.

## Services and Heating

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity and water. Heating is by oil fired boiler via radiators. Drainage is to a private system.

## Wootton/ Wootton Bridge

Wootton Bridge is a village of approximately 4,000. Resided on the Island located midway between Ryde and Newport. The mainland ferry port of Fishbourne is nearby and the village also benefits from a good selection of shops and the popular lakeside park hotel and Sloop Inn.

## The Isle of Wight

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; For its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. There are now many more facilities than once was the case. Sainsburys, Tesco, M&S and now Waitrose all now have a presence as have other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via

Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island Shore. Government-funded schools are numerous and independent schools thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound – walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

## Tenure & Possession, Fixtures and Fittings

The property is offered freehold with vacant possession on the whole upon Completion. The seller does not include in the sale any fitted carpets, curtains or blinds, nor are any electrical appliances included, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.



## Council Tax Band

Band F. Amount payable 2015/16 £2,232.68

## Viewing Arrangements

Viewing is strictly by appointment with the sole agents Biles & Co. To view this property please contact us on 01983 872335.

## Directions

From Wooton proceed West on the A3054. After the traffic lights turn left onto Station Road. At the mini roundabout take the first exit onto Briddlesford Road. Turn left onto Knights Lane, the property is down a private lane on the left.

## Contact Details

13 High Street

Bembridge

Isle Of Wight

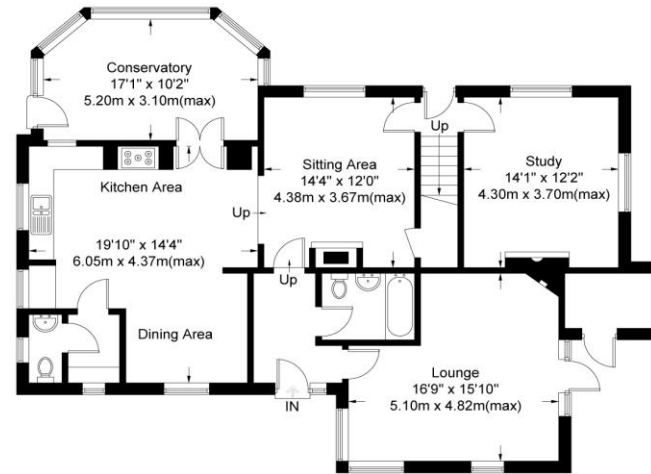
PO35 5SD

[www.bilesandco.co.uk](http://www.bilesandco.co.uk) Sales@bilesandco.co.uk

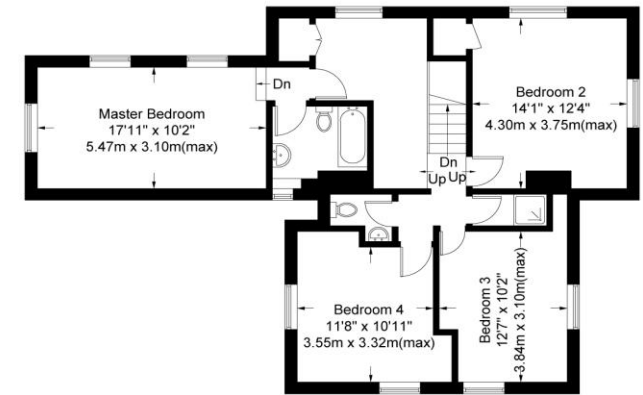
**IMPORTANT NOTICE:** Biles & Co Ltd for themselves and for the Vendors of this property, whose agents they are, give notice that **1.** The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. **2.** All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of Biles & Co Ltd has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Biles & Co Ltd, nor enter into any contract on behalf of the Vendor. **4.** No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken November 2015, particulars prepared November 2015. **5. MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## Biles/10269/DB

Approximate Gross Internal Area = 2257 sq ft / 209.7 sq m

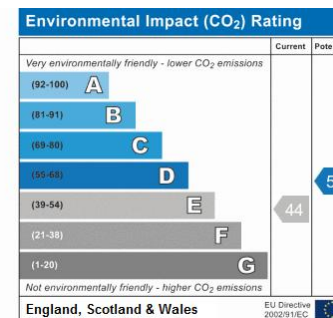
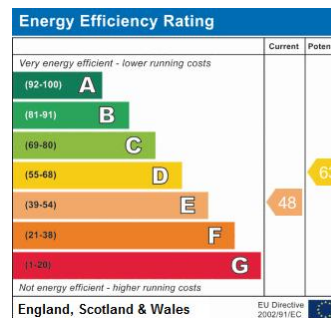


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID204835)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements