



87 STATION ROAD WOOTTON BRIDGE, PO33 4RE

£550,000
FREEHOLD

A 3-bedroom detached house located on Station Road in the village of Wootton Bridge. This fabulous property boasts a large conservatory, perfect for enjoying the beautiful VIEWS OF OPEN FIELDS that it backs onto. One of the unique features of this property is its proximity to the steam railway, offering you the opportunity to enjoy the nostalgic sights and sounds of passing trains from the comfort of your own home.

Elite Collection

87 STATION ROAD

- 3 bedroom house with Large conservatory
- Backing on to the countryside and the steam railway
- Massive cellar, workshop and summer house
- Garage and ample parking



The accommodation with approximate measurements

Double glazed door to :

Hallway

Radiator. Stairs to first floor. Doors to:

Bedroom 11'9" x 9'10"

Double glazed window to front aspect. Radiator.

Bedroom 9'7" x 11'3"

Double glazed window to front aspect. Radiator.

Bathroom 7'5" x 6'11"

Double glazed window to side aspect. Free standing clawed bath. Shower cubicle. Low level WC. Hand basin set within vanity storage. Tiled flooring. Radiator. Double glazed window to side aspect.

Kitchen 9'3" x 12'10"

Fitted kitchen with matching wall, base and drawer units. Belfast sink with mixer tap. Drinks fridge. Space for free standing range oven with extractor over. Space for fridge / freezer. Double glazed window to rear aspect with open views of the countryside beyond. Door to:

Utility room 21'7" x 4'0"

Tiled flooring. Space and plumbing for washing machine and tumble dryer. Fitted wall units. Double glazed doors to both front and rear aspects. Double glazed window to side aspects. Door to garage.

Lounge 15'10" x 17'6" /

Radiator. Double glazed window to side aspect. Double glazed French doors to rear aspect. Glass panels to hallway. Wood burner.

Conservatory 15'1" x 12'2"

Double glazed and part bricked. Radiator. Double glazed doors to raised decked area. Views of the open country side and the steam railway.

Stairs to first floor

Master bedroom 15'4" x 16'10"

Double glazed French doors to balcony and views of the countryside. Feature radiator. Door to:

Dressing room

Velux window. Storage into the eaves. Door to:

En-suite shower room

Velux window. Storage into eaves. Low level WC and bidet. Hand basin with built in storage and drawers. Shower cubicle. Mirror. Heated towel rail.

Outside

Rear:

Large wooden shed 2.95 x 4.00. Light and power. Greenhouse.

Cellar stretches the whole of the width and depth of the house. Vaillant boiler. Pressurized water tank. Saniflow for kitchen sink. Power and light. Summer house. Open storage under the decking. Covered storage under the conservatory. The garden is mainly laid to lawn with mature trees and shrubs.

Garage. 14'9" x 7'6"

Light and power. Double doors.

Additional information

EPC "D"

Council tax band : "D"



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TOTAL FLOOR AREA : 2709 sq.ft. (251.7 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.
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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			
England & Wales		EU Directive 2002/91/EC	

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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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements