



## LOWER WOODSIDE ROAD WOOTTON BRIDGE, PO33 4JT

£1,250,000  
FREEHOLD

Something VERY SPECIAL & BEACHFRONT.. A brand new 4 bedroom detached BEACHFRONT HOME at Woodside, Wootton. Nestled in this stunning and picturesque location this one off home really is front row and has FABULOUS SOLENT VIEWS from most rooms. CHAIN FREE and ready to go.

W | Williams  
SALES & LETTINGS

# LOWER WOODSIDE ROAD

- BEACHFRONT WITH SOLENT VIEWS • JETTY and SLIPWAY • 4 BEDROOM DETACHED MODERN HOME • CHAIN FREE • UNDER FLOOR HEATING



With a new build warranty in place, you can rest assured that this home is not only beautiful but also built to the highest standards. The modern design, immaculate finishes, and high-spec features create a space that is both inviting and sophisticated. Tucked away in a secluded position, this property offers the perfect blend of privacy and convenience. The open-plan layout enhances the sense of space and allows natural light to flood the interiors, creating a warm and welcoming atmosphere. If you're looking for a home that combines luxury, comfort, and stunning surroundings, this house on Lower Woodside Road is the perfect choice.

## The accommodation with approximate measurements

Under floor heating.

### Double glazed door to

#### Hallway

Double glazed window to side aspect. Sky light.

Doors to:

### Bedroom 11'10" x 7'3"

Double glazed door to raised veranda and with views across The Solent.

### Bedroom 11'6" x 13'1"

Double glazed windows stretching across the rear of the property with a double glazed door going straight on to the veranda with views of the beach and The Solent beyond. Sliding door to:

### Ensuite

Large shower cubicle with feature tiles. Hand basin with vanity storage. Low level WC. Mirror. Heated towel rail.

### Bedroom 11'8" x 10'8"

Double glazed windows to front aspect. Built in wardrobes with glass fronted sliding doors.

### Family bathroom 7'2" x 6'9"

Bath with shower over and folding glass screen. Feature tiles. Low level WC. Hand basin with mixer tap and vanity storage. Large mirror. Heated towel rail.

### Stairs to lower floor

### Hallway

Double glazed window to side aspect. Large walk in under stairs cupboard. Doors to:

### Kitchen / Lounge 24'4" x 23'4"

Large open space which is beautifully designed to allow the breath taking views of The Solent. Two sets of bi- fold doors lead directly on to the veranda which have glass panels. Walk in storage cupboard. Additional storage area and which also houses the water tanks.

### Kitchen

Beautifully designed with matching wall, floor and drawer units with hidden cutlery storage. Display cabinets with lights. Fitted Samsung eye level ovens, fridge freezer, dishwasher and refuse

storage. Induction hob with feature extractor over. White ceramic sink with flexi mixer tap. Breakfast bar and additional matching storage and built in drinks fridge. Double glazed window to side aspect. Inset floor and ceiling lighting. Utility cupboard.

### Bedroom 11'9" x 9'11"

Double glazed window to side aspect.

### Shower room 6'8" x 5'7"

Over sized walk in shower with sliding doors and feature tiles. Low level WC. Hand basin with vanity storage and mixer tap. Large fitted mirror. Heated towel rail.

### Outside

Two large verandas with glass panels. The lower veranda has a huge amount of storage for all your boating items, it also has light. Wooden jetty and Wooden slipway. Large patio area and fire pit. The views are spectacular and can be seen from all parts of this relaxing tranquil garden. Power and light with the garden area. Cold and hot outdoor shower. Area set up for a jacuzzi (not included)

Additional outdoor shower room, with shower basin and W.C.

Private driveway AND parking for at least 4 cars with an electric car charger point.

### Additional information

FREEHOLD

Council tax band: To be assessed

EPC: "B"

New build with 10 year Build zone guarantee

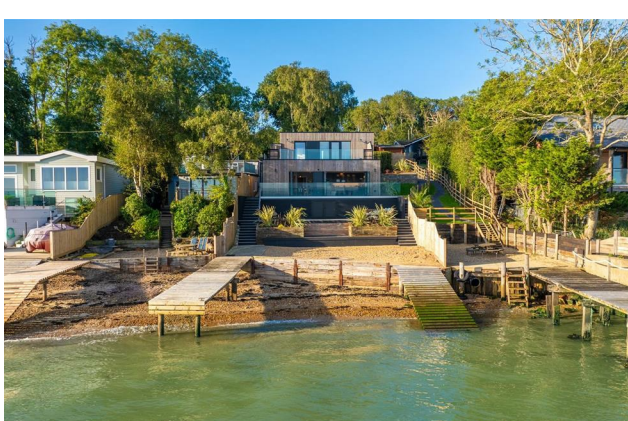
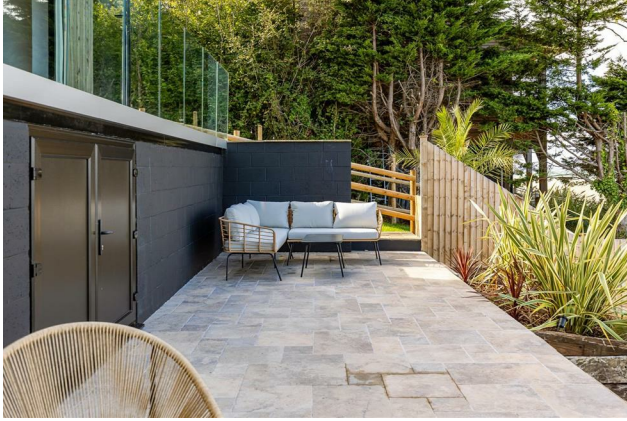
Estate management fee: Approx. £250 per annum

Treatment plant. Air source heat pump. Pre wired for Sky and Freeview.



## LOWER WOODSIDE ROAD





GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		87	
(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	

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			
England & Wales		EU Directive 2002/91/EC	

# W | Williams

SALES & LETTINGS

Williams Estate Agents  
41 High Street  
Wootton Bridge  
Isle Of Wight  
PO33 4LU

01983 883333  
sales@williamsisleofwight.co.uk  
lettings@williamsisleofwight.co.uk  
www.williamsisleofwight.co.uk

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