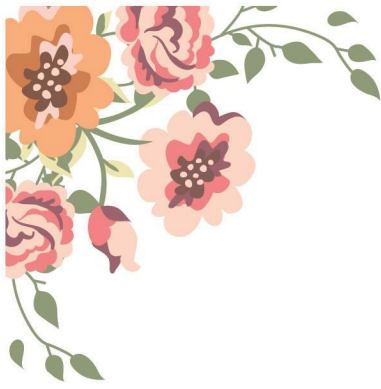




44, High Street

Wootton Bridge, Isle of Wight PO33 4PL



A beautifully presented three or four bedroom home in the heart of Wootton Bridge, offering stylish interiors, flexible living space and a low-maintenance landscaped garden perfect for entertaining.

- Attractive 3/4 bedroom semi-detached home
- Flexible first floor layout with interconnecting rooms
- Separate dining room ideal for entertaining
- Contemporary ground floor bathroom
- Hot tub and outdoor bar area
- Stylishly presented throughout
- Comfortable sitting room with feature fireplace
- Modern kitchen/breakfast room with garden access
- Landscaped rear garden with patio and pergola
- Convenient central village location close to amenities

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

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This beautifully maintained and thoughtfully arranged home offers a superb balance of comfort and versatility, ideal for modern family living. The interiors are well presented throughout, with a natural flow between reception spaces and a stylish kitchen opening onto the garden. Upstairs, the flexible layout provides three to four bedrooms, allowing for a variety of uses including dressing room, nursery or home office. Outside, the landscaped garden has been designed with both relaxation and entertaining in mind, creating a highly sociable outdoor environment.

Situated in the heart of Wootton Bridge, the property enjoys a highly convenient position within easy reach of a wide range of local amenities including shops, cafés and well-regarded schools. The village is known for its strong community feel and excellent transport links, with regular bus routes connecting to Ryde, Newport and beyond. The nearby coastline, woodland walks and marinas further enhance the appeal, offering a wonderful balance of everyday convenience and access to the Island's natural beauty.

Welcome to 44 High Street

Approaching 44 High Street, the property presents an attractive and welcoming frontage, with a neat front path and a smart entrance porch setting the tone for the home within. The approach is both practical and inviting, with side access leading through to the rear garden, while the central position places everything the village has to offer within easy reach.

Entrance Hall

A welcoming entrance with stairs rising to the first floor and access to the principal ground floor rooms.

Sitting Room

A comfortable and inviting living space, positioned to the front of the property and centred around a feature fireplace. Tastefully styled, it offers a cosy yet refined setting for everyday relaxation.

Dining Room

A well-proportioned and sociable room, ideal for both family dining and entertaining. Positioned centrally within the home, it connects seamlessly to both the sitting room and kitchen.

Kitchen/Breakfast Room

A bright and contemporary space fitted with a range of modern units, complemented by generous work surfaces and integrated appliances. There is ample room for informal dining, while doors open directly onto the garden, enhancing the connection to outdoor living.

Bathroom

A stylishly appointed ground floor bathroom featuring a modern suite, including a panelled bath with shower over, wash basin set within a vanity unit and WC, finished with sleek tiling.

First-Floor Landing

Providing access to all bedrooms and offering a practical and well-arranged layout.

Bedroom One

A well-proportioned principal bedroom with a calm and restful atmosphere, enjoying good natural light with French doors providing a lovely outlook over the garden, and useful built-in storage.

Bedroom Four/Dressing Room

A useful additional room, currently arranged as a dressing area and linking through to bedroom one, offering adaptable use as a fourth bedroom, study or walk-in wardrobe.

Bedroom Three

A versatile room, ideal as a guest bedroom, or versatile enough to be a nursery or home office, providing flexibility to suit individual needs.



Bedroom Two

Another generous double bedroom, thoughtfully arranged and offering a comfortable retreat, with a pleasant outlook to the front aspect.

Outside

The rear garden has been attractively landscaped to create a low-maintenance yet highly usable outdoor space. A paved terrace provides an ideal setting for outdoor dining, leading onto an area of artificial lawn bordered by contemporary fencing and planting. To the rear, a covered pergola houses a bar and seating area, along with a dedicated hot tub space, making this a perfect environment for entertaining and relaxing alike. The enclosed front garden is neatly arranged with gravel and planting, complementing the property's welcoming approach.

In summary

A well-presented and versatile home in a highly convenient village setting, offering both comfortable interiors and an excellent outdoor lifestyle space. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold |

Council Tax Band: C (Approx £2249.50 for 2026/27) |

Services: Mains water, gas, electricity and drainage |

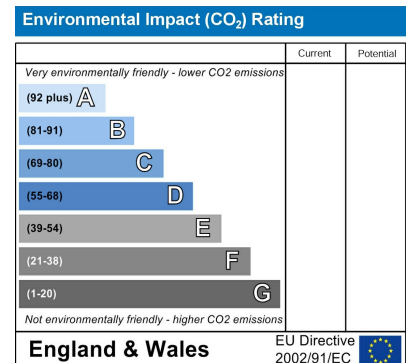
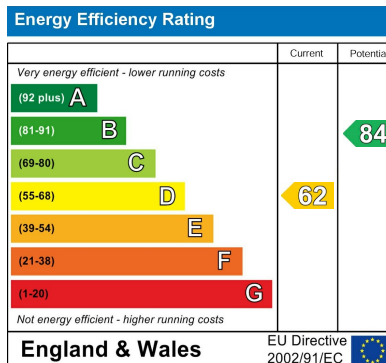
Parking: Available in the nearby Brannon Way Car Park - a permit is approx £236/year



Approx Gross Internal Area
98 sq m / 1059 sq ft



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 Snaggy 360.



Agent Notes:

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