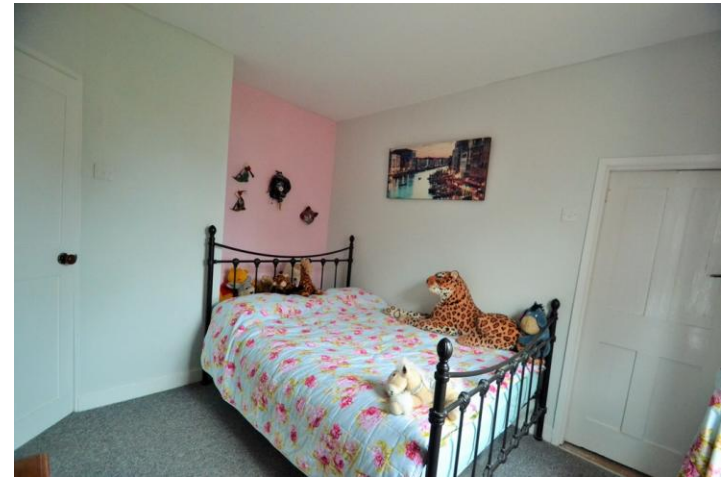




£179,500

BRIDGEMEAD, NEW ROAD, WOOTTON BRIDGE  
ISLE OF WIGHT, PO33 4HT





**PROPERTY DESCRIPTION** Situated in the heart of the highly popular area of Wootton village, close to all amenities and bus routes, this very delightful and quaint two bedroom quintessentially English cottage has undergone tasteful and extensive renovation by the current owners resulting in a beautifully upgraded, and very charming character cottage, superbly presented throughout. Wootton has a good range of convenient amenities, shops, a Tesco Express, and takeaways. The town centres of Newport and Ryde both within close driving distances

The current owner of "Bridgemead" Cottage has stylishly, and sympathetically, renovated the property to a very high standard throughout, whilst successfully retaining a wonderful period ambience by retaining original features: brick fireplaces, wooden doors, and ornate ceiling covings are all at the very heart of this property. Brick fireplaces in both the dining and sitting room, and a "Range" cooker in the kitchen, all complement the huge charm and character of this very elegant and cosy home. All mod-cons and home comforts still ensure the property provides a comfortable and welcoming home for 21st century living!

**ENTRANCE DOOR TO: PORCH/CONSERVATORY** A bright and spacious room. Double glazed window to side aspect. Door to outside area leading to front aspect and outside toilet. Door to:

**DINING ROOM** 11' 0" x 10' 10" (3.35m x 3.3m) A very charming and cosy dining room, with ample space for a dining table, and perfect for intimate dining. Brick feature fireplace. Stairs to first floor and opening to kitchen area. Window to side aspect. Door to:

**LOUNGE** 11' 10" x 10' 10" (3.61m x 3.3m) A very comfortable and charming sitting room, with great ambience and cottage character. Brick feature fire-place with electric "log-burner" which provides the central warming focal feature of this delightful and very cosy room. Double glazed window to front aspect. Two radiators.

**KITCHEN** 11' 10" x 6' 11" (3.61m x 2.11m) A very smart contemporary newly fitted "Morey's" kitchen, beautifully designed and incorporating wall, base and drawer units. White sink with mixer tap. Double glazed window to side aspect. "Range" cooker.

**STAIRS TO FIRST FLOOR** Access to loft space. Doors to:

**BEDROOM 1** 11' 11" x 10' 10" (3.63m x 3.3m) Double glazed window to front. Radiator. Cupboard housing electrics.

**BEDROOM** 11' 0" x 8' 11" (3.35m x 2.72m) Double glazed window to side aspect. Built in wardrobe. Door to:

**BATHROOM 2** Newly fitted stylish modern suite comprising: bath, separate shower enclosure, low level wc and hand basin. Radiator. Part-tiled walls. Cupboard.

**OUTSIDE FRONT** Enclosed garden with fencing and mainly laid to lawn. Small court yard area to side elevation of property which would provide ample space for a couple of chairs and small dining table.

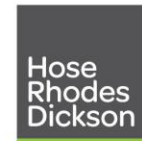
**PARKING** Allocated parking to the front.

**TENURE** Freehold.

**COUNCIL TAX BAND** "B"

**SERVICES** All mains connected.

**HEATING** Gas central heating.



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

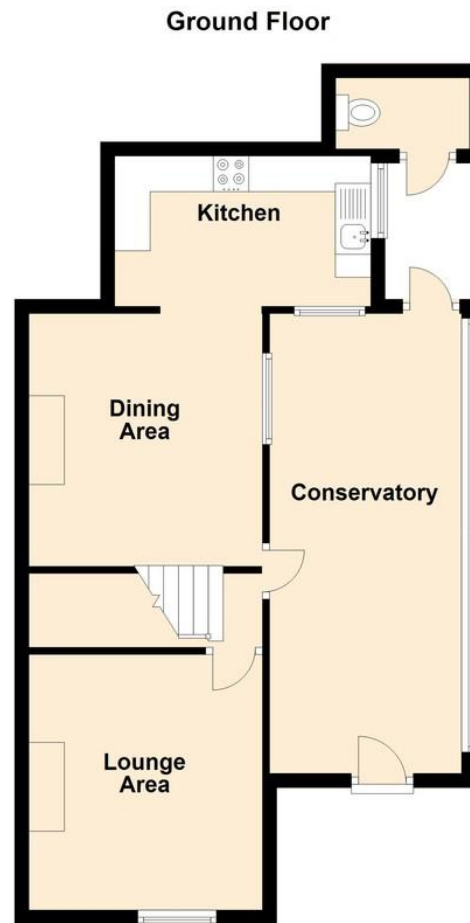
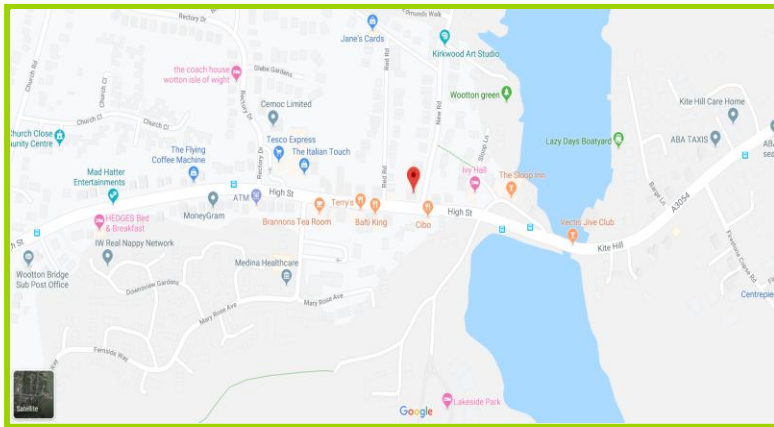
Call Jon on 01983 565658

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			<b>75</b>
		<b>48</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
			<b>69</b>
		<b>42</b>	

## Where to find the property

Bridgemead, New Road, Wootton Bridge, Ryde  
Isle Of Wight, PO33 4HT



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing  
01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)

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