



Lushington Hill | Wootton Bridge | Ryde | PO33 4NR

Offers In Excess Of £675,000



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Nestled in the picturesque area of Wootton Bridge, this modern detached house offers a splendid opportunity for family living. Built in 1990, the property boasts a generous living space of 2,583 square feet, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by an inviting entrance hall and two reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. The four well-proportioned bedrooms offer a peaceful retreat, with plenty of natural light and space for personalisation.

The property features two bathrooms and separate WC, catering to the needs of a

- DETACHED HOME
- 4 BEDROOMS WITH GROUND FLOOR EN-SUITE
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- NEWLY REFURBISHED
- OUTBUILDING WITH POTENTIAL TO CREATE ANNEX
- UNDER-FLOOR HEATING IN ENTRANCE HALL
- NEW SOLAR PANELS & WOOD-BURNING STOVE
- GENEROUS PLOT SIZE CIRCE 1.4 ACRES
- CLOSE TO BOTH FERRY TERMINALS
- PREVIOUS OWNER USED PADDOCK FOR PONY

Entrance Hall

Bedroom 4
2.72 x 4.44

Living Room
9.90 x 4.80

Downstairs WC

Kitchen
4.74 x 2.90

First Floor Landing

Utility Room
4.74 x 1.45

Bedroom 1
6.20 x 6.70

Study
4.74 x 3.00

Bedroom 2
6.20 x 8.63

Ground-floor Bedroom
6.60 x 4.50

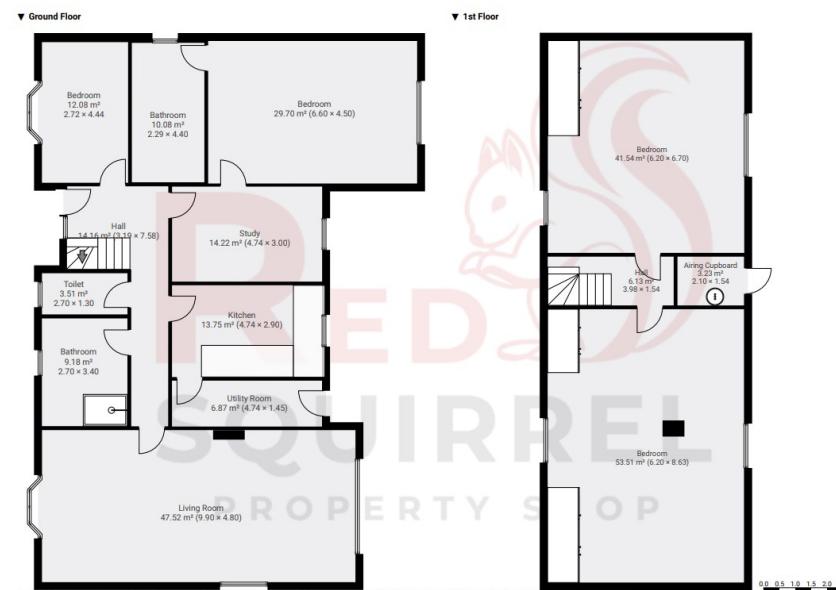
Outside

En-suite
2.29 x 4.40

Outbuilding



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	



Council Tax Band **F**
EPC Rating **C**

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