



Flagstones
Wootton Bridge | Ryde | Isle of Wight | PO33 4RB

FINE & COUNTRY

Step inside

Flagstones

With its unusual design, incorporating external white silica brickwork, varied roof lines, a double height bay window and pitched roof dormer windows, this delightful detached house has immediate kerb appeal. The property was originally built in 1988 and is set well back from the road in the midst of a third of an acre with front and rear gardens. It is approached from a private road through a gated entrance leading to a substantial parking area and the double garage and carport.

Once inside the interesting design continues as you walk into the spacious hall that includes an unusual staircase and metal bannister, understairs storage and a large coat cupboard. There are glazed double doors to the open plan dining area that has sliding doors to the patio and a wide archway to the kitchen/breakfast room. The delightful contemporary kitchen includes a central island/breakfast bar with a built-in wine cooler, a range cooker and modern white units housing a microwave and dishwasher with space for an American fridge freezer. While the adjacent fitted utility room can provide for a washing machine and tumble dryer as well as access to a cloakroom and a door to the garden.

There is a very useful study at the front of the house with a wall of fitted bookcases and a charming bay window overlooking the front garden allowing you to see anyone approaching. It is in an ideal spot because, if you are working from home, business visitors do not need to venture into the private areas of the property. The large, light and bright triple aspect lounge with sliding doors to the patio, a modern fireplace and a log effect gas fire as a focal point is just the place to relax with family and friends.

However, the 'piece de resistance' in this special family home is the indoor swimming pool complex accessed through double doors in the dining area. With its unusual shape, barrel vaulted wood ceiling, a veritable wall of floor to ceiling windows and sliding doors to the patio around the heated pool, it is a delight. Enhanced even further with a large sauna and double shower as well as a raised decked seating area and a Jacuzzi, currently with a wood covering but could be re-instated if required.

Upstairs, off the galleried landing, there is a modern fitted family bathroom and five bedrooms, all with their own special character. The fascinating triple aspect main bedroom includes a trendy en suite shower room, fitted cupboards and patio doors to a private balcony with lovely views over the garden and the countryside beyond. The guest double room has an en suite shower, a bay window and beautifully fitted bedroom furniture. A third includes patio doors to a wide balcony with lovely views and the other double has a wall of built-in cupboards with an angled window, while the single bedroom also has an angled window and a partially vaulted ceiling.

This house was designed with leisure and pleasure in mind because, in addition to the swimming pool complex, there is also a big hot tub on the spacious, patio that stretches the width of the property. A summerhouse, originally designed as a gym, includes lighting and electrics and could make an excellent office/studio. A large lawn is surrounded by a plethora of impressive mature trees and shrubs and backs onto the neighbour's garden with uninterrupted views of the fields beyond.





Seller Insight

“ I bought this house some 20 years ago because the unusual and attractive design appealed to me and I love the swimming pool, the wonderful mature grounds that surround the property and the quiet and peaceful environment. I am only moving because my requirements have changed but will still be staying on the island. The location is very convenient because it is only five minutes from the ferry to Portsmouth at Fishbourne and a short distance to Wootton Creek. There is also a bus stop at the end of the lane for Newport and Ryde.

Living near Wootton is ideal because the village includes a primary school, doctors' surgery, dentist, a pharmacy, hairdresser, garage and a Tesco's and it is not far from Ryde or Newport. It is a friendly community with its millpond, St Edmund's church that dates from the 11th century, The Woodmans Arms and the 150 year old Sloop Inn as well as the steam railway station and the Fernhill Icehouse, which is all that remains of the Fernhill estate that was destroyed by fire in 1938. There is also the Lakeside Hotel and Spa a mile away and a farm shop and café nearby. Newport is the county town of the Isle of Wight and is under four miles away, it includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. It is not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure while the Newport Golf Club is available for golfing enthusiasts.

It is just over four miles to Ryde, which is the largest town on the island and close to the hovercraft and ferry for easy access to the mainland. It is delightful seaside resort with its vast range of independent shops, restaurants and bars and, unlike some other areas on the island, is a hive of activity all year round.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrooke Castle and Monkey Haven. A variety of annual events take place in the area including the world-famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

1.8 miles from Fishbourne to Portsmouth Ferry Terminal
 3.9 miles from East Cowes to Southampton Ferry Terminal
 5.1 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Medina Leisure Centre, Newport	3.2 miles
Lakeside Spa & Hotel, Wootton	0.9 miles
Ryde Golf Club, Binstead	3.2 miles
Westridge Squash & Golf Centre, Ryde	5.7 miles
Newport Golf Club, Newport	4.5 miles

Healthcare

Doctors Surgeries	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	4.2 miles
	01983 822099

Education

Primary Schools
 Binstead Primary School, Binstead 01983 562341
 Oakfield C of E Primary School, Ryde 01983 563732
 Fiveways Primary School, Ryde 01983 616272
 Dover Park Nursery, Ryde 01983 562617
 Greenmount Primary School, Ryde 01983 562165
 Haylands Primary School, Ryde 01983 563372
 St. Mary's Catholic Primary School, Ryde 01983 562000
 Wootton Community Primary School, Wootton 01983 882505

Secondary Schools/Colleges

Carisbrooke College, Newport	01983 524651
Christ The King Upper College	01983 537 070
Medina College	01983 861 222
Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
Clatterford Tuition Centre, Newport	01983 524 680
Thompson House Tuition Centre, Newport	01983 539 967

Entertainment

Restaurants / Bars
 Woodman's Arms, Wootton
 The Cedars, Wootton
 Fishbourne Inn, Fishbourne
 White Hart, Havenstreet
 The Sloop Inn, Wootton
 Cibo, Wootton
 The Breeze, Island Harbour

These bars and restaurants are available within a 10-minute or less drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Osborne House - East Cowes
 Carisbrooke Castle - Newport
 Puckpool Park - Puckpool
 Appley Tower & Beach - Appley
 Rosemary Vineyard - Ashey
 Wildheart Animal Sanctuary - Sandown

GROUND FLOOR

Hallway	15' x 8'9"
Lounge	25'9" x 17'8"
Study	14'5" x 11'1"
Kitchen	17'7" x 17'1"
Utility Room	7'4" x 6'5"
Cloakroom	
Dining Area	15'4" x 9'7"
Sauna	7'9" x 3'9"
Swimming Pool Room	30'2" x 13'

FIRST FLOOR

Galleried Landing	
Bedroom 1	17'8" x 14'4"
En Suite Shower Room	7'6" x 7'2"
Bedroom 2	14'7" x 14'5"
En-Suite Shower Room	7'8" x 7'7"
Bedroom 3	13'6" x 9'8"
Bedroom 4	14'10" x 12'10"
Bedroom 5	10'3" x 9'10"
Family Bathroom	9'6" x 6'9"

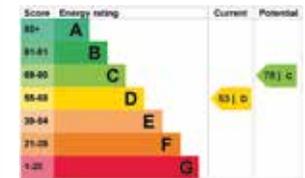
OUTSIDE

- Front Garden
- Double Garage
- Car Port
- Rear Garden
- Summer House

Ground Floor
Approx. 163.9 sq. metres (1763.8 sq. feet)



First Floor
Approx. 126.0 sq. metres (1356.3 sq. feet)



Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 02.11.2022





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