6, Reynards Place, Wootton Bridge, Isle of Wight, PO33 4NY

BCM Wilson Hill

This brand new, spacious semi-detached home is designed with modern living in mind, offering three well-proportioned bedrooms, two en-suite bathrooms, and a generous open-plan kitchen/dining/living space. The property also includes a utility room and ample parking, along with a large garden for outdoor enjoyment.

- Brand New Three Bedroom House
- Ample Off-Road Parking
- Chain Free
- Large Rear Garden
- Three Bedrooms with Two En-suite
- Corner Plot
- 10-year ICW Warranty

Reynards Place is nestled in a peaceful and secluded location, far from busy roads, offering direct access to scenic countryside and coastal walks, as well as cycle paths. Its location is highly convenient, situated just a ten-minute drive from the East Cowes and Fishbourne ferry terminals, which provide direct links to Southampton and Portsmouth. Despite its proximity to these transport hubs, the development is surrounded by beautiful countryside, with The Solent to the north and Wootton Creek nearby. The village itself boasts a variety of amenities, including restaurants, pubs, a lakeside spa, and convenience stores. To the west, the historic Osborne House and its picturesque bay are just a short distance away.

£465,000 FREEHOLD

Description

Ground Floor

Entrance Hall

A welcoming, spacious hallway with stairs leading to the first floor.

Lounge/Diner/Kitchen

Measuring 10.40 m x 4.60 m, this impressive open-plan space is flooded with natural light from double-glazed windows at both the front and side, along with bi-fold doors to the rear that overlook the garden. The kitchen is beautifully designed, featuring ultra-matt Fjord easy-touch doors and Sanremo oak reproduction worktops. The high-spec appliances and modern fixtures create an ideal setting for both dining and relaxing.

Cloakroom

A convenient cloakroom with a fitted WC and hand basin, located off the hallway.

Utility Room

Located adjacent to the kitchen, this room offers additional space for utilities and includes fitted worktops and appliances.

First Floor

Bedroom 1

A double bedroom (3.40 m x 3.40 m) with a double-glazed window to the front aspect, providing plenty of natural light.

Bedroom 2

Another well-sized double bedroom, featuring two double-glazed windows to the front. This room is complemented by an en-suite bathroom, equipped with modern fittings.

En-Suite for Bedroom 2

Measuring 3.10 m x 1.60 m, this en-suite includes a shower, WC, and washbasin, with a double-glazed window to the side aspect.

Bedroom 3

A larger bedroom (4.40 m x 3.40 m) with a double-glazed window to the front, offering ample space for a variety of uses.

En-Suite for Bedroom 3

Measuring 3.20 m x 1.70 m, this en-suite bathroom includes modern fixtures, including a shower, WC, and washbasin, with a double-glazed window to the side.

Family Bathroom

This well-appointed bathroom (3.40 m x 1.80 m) includes a bath with a shower overhead, a WC, and a washbasin. A double-glazed window provides natural light.

OUTSIDE

The front of the property features a large driveway, offering ample off-road parking for multiple vehicles. The rear garden is expansive, providing a large space for outdoor activities, along with a patio area ideal for dining and relaxation. The garden is fully enclosed for privacy and includes space for further landscaping or planting.

Reynards 5/6

Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153870)

Method of Sale
6 Reynards Place is offered for sale by private treaty as a whole.

Rights of Way
There are no public rights of way across the property.

Access
Access to 6 Reynards Place is from Palmers Road via the communal entrance into Reynards Place.

Tenure
Freehold. There will be an annual service charge for the road and communal entrance of approximately £200pa, tbc.

Services
Mains water, gas, electricity and drainage. Gas-fired central heating.

Local Authority
Isle of Wight Council

Plans, Area and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings
BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Construction Type
Traditional construction

Management Company
There will be an annual service charge for the road and communal entrance of approximately £200pa, tbc.

Warranty
The property comes with a 10-year ICW Warranty.

Council Tax Band
Band TBC

EPC
Rating B

Postcode
PO33 4NY

What3Words
///lookout.plodding.saucepan

WiFi
BT Full Fibre

Selling Agent
BCM Wilson Hill, Isle of Wight office
Red Barn, Cheeks Farm,
Merstone Lane,
Merstone,
Isle of Wight,
PO30 3DE

Williams
41 High Street,
Ryde,
PO33 4LU

Please note, the home is still under construction, and while CGI graphics are provided for reference, the finished property may differ slightly. The property will also be sold without flooring included.

Viewings
By appointment with BCM Wilson Hill
Mr Daniel Ward, BCM Wilson Hill
t: 01983 828805
e: dward@bcmwilsonhill.co.uk
NB: These particulars are as at 21st July 2025

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