



BEECH GROVE
THE MALL, BRADING, ISLE OF WIGHT

spence
willard

A BEAUTIFUL PERIOD TOWN HOUSE PROVIDING EXTENSIVE QUALITY ACCOMMODATION WITH SUBSTANTIAL GARDENS AND AN ANCILLARY ONE BEDROOM ANNEXE.

Beech Grove is a fine 17th Century Grade II Listed family home with an array of period features including an oak frame conservatory, garage/workshop, extensive mature gardens and the benefit of a one bedroom annexe. With a date stone of 1699 the elegant property has a particularly attractive front elevation and is constructed of checker brickwork and stone elevations beneath a clay tile roof. The semi open plan kitchen/breakfast room and Oak beam conservatory make for a comfortable family living space and other wonderful period features within the house have been either upgraded or restored resulting in an exceptional example of period architecture which includes Flemish bond brick work, casement windows with shutters, gable dormers on the exterior and interior features including pine wood panelling, fireplaces and a spine beam with fine ovolo moulding.



Centred around a wide hallway and a wonderful modern open plan kitchen and dining room, the property is arranged over three storeys and benefits from an excellent all round package comprising six double bedrooms and an annexe as well as six bathrooms, one of which is en-suite, a large study or family room, pantry and two formal drawing rooms. There is an excellent garden outlook from most rooms to the rear of the house with distant views across Brading Marsh and of Culver Down from first and second storey rooms to the front. There is ample parking and an oak frame garage and workshop to the side and splendid gardens to the rear with westerly aspect, apple orchard, pond and beyond the boundary there are open fields and wonderful woodland walks to Nunwell and The Downs.

LOCATION

The town of Brading is well appointed and benefits from a school, shops, public houses and train station which connects to Ryde Pier Head. There are many local walks across the Downs or the protected RSPB marsh lands. The seaside village of Bembridge with its sandy beaches is a short drive away. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of down land perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. The town of Ryde is also a short drive with its numerous amenities, schools and high speed (22mins) links to the mainland.



ACCOMMODATION

GROUND FLOOR

Approached off The Mall over a flagstone pathway the property is accessed via a six panelled door beneath a bracketed storm porch.

RECEPTION HALL

High ceilings, period skirting and floor boards that run through the majority of the Ground Floor.

SITTING ROOM

Fielded panelling, fireplace, recessed alcove shelving with lighting. An open fire with attractive timber mantel and plenty of light provided by two windows with shutters.

DRAWING ROOM

A well-proportioned formal reception room with picture rails and exposed spine beam. Open fireplace with stone hearth and timber mantel.

KITCHEN/BREAKFAST ROOM

Farmhouse style kitchen with gas fired Aga, under mounted ceramic sink with mixer tap over and integrated cooker, hob and a wall mounted dresser.

PANTRY

Substantial shelving and space for further fridge/freezer.

DINING/CONSERVATORY

Constructed of oak with tri fold doors and glazed roof. A superb versatile space with log burning stove and open to the kitchen.

OFFICE / SNUG

A light L-shaped room with gas burning stove.

UTILITY ROOM

Providing a corridor to the Annexe the utility room has tiled floors, further work top and sink and space and plumbing for washing machine / tumble drier, W.C. with wall-mounted Vaillant gas fired boiler and a shower.

ANNEXE

The ancillary accommodation comprises a large double bedroom with **EN-SUITE** wet room and **OPEN PLAN KITCHEN** and **LIVING AREA** with wonderful garden outlook. The annexe has a modern finish with double glazed sash windows and double patio doors out to the garden.



CELLAR

Accessed from the hallway and provides storage with lighting.

FIRST FLOOR

A wide stair case with hand carved oak banister rises to a split level and galleried landing. The first floor comprises **FOUR WELL-PROPORTIONED DOUBLE BEDROOMS** two of which have built in wardrobe storage and two benefit from en-suite bathroom/shower rooms with the principal bedroom enjoying a vaulted ceiling, **DRESSING ROOM** and **EN-SUITE SHOWER ROOM** with roll top bath, vintage fittings including claw and ball cast iron feet. There is also a **FAMILY SHOWER ROOM** and W.C.

SECOND FLOOR

The second floor offers a further **TWO DOUBLE BEDROOMS** and a **BATHROOM** and plenty of built in storage and a corridor/landing which is currently arranged as a sewing and hobbies space with far reaching views to St Helens Bembridge and down land.

OUTSIDE

Beechgrove has a small front garden elevated above The Mall and to the side a large gravelled area with ample space for parking several cars or a boat leads to an oak beam garage/workshop with power and water laid on. The rear gardens are extensive and largely laid to lawn with mature and well-tended shrub and plant borders with some specimen trees beyond which is an apple orchard, pond and kitchen garden area with vegetable beds, garden shed and a covered wood store. In all extending to approx. 1 acre. Immediately outside the house is a large paved terrace with south westerly aspect.

SERVICES

Mains electricity, water and drainage. Heating is provided by gas fired boiled and delivered via radiators.

COUNCIL TAX

B and G

TENURE

Freehold

POST CODE

PO36 0DE

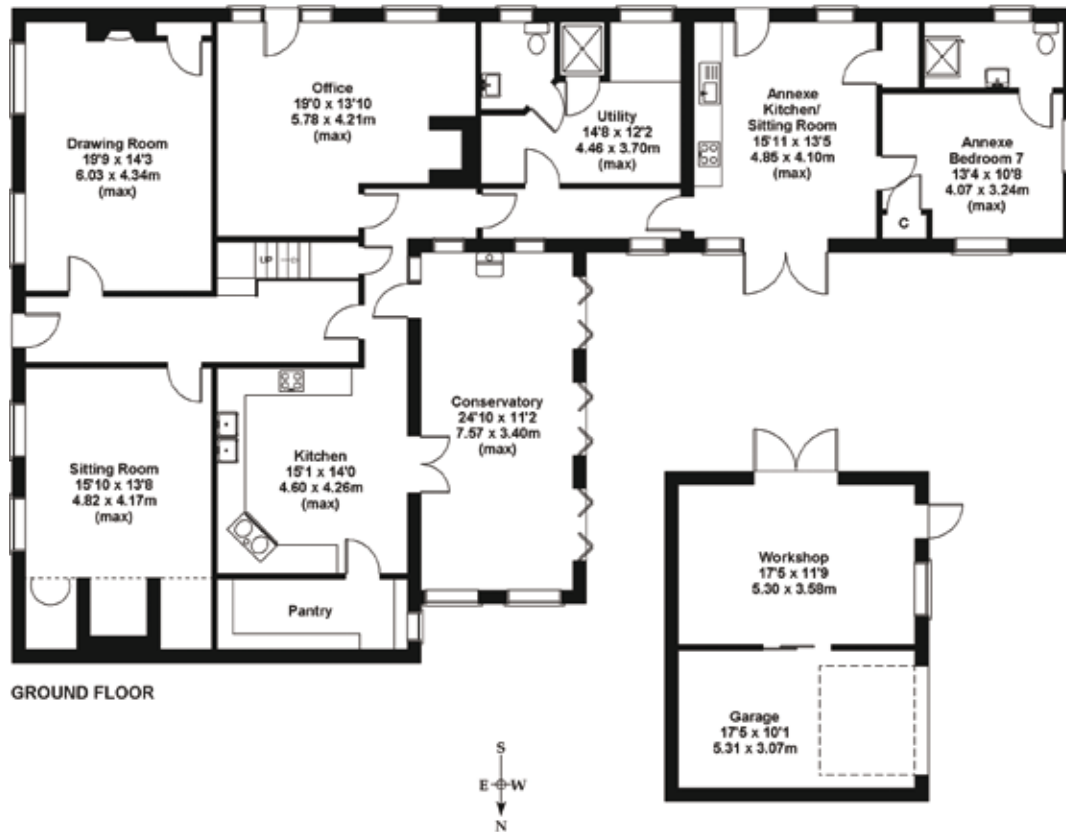
VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



BEECH GROVE

Aproximate Gross Internal Area
4,420 sq ft / 410.6 sq m



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Grove House
Sherbourne Street, Bembridge,
ISLE OF WIGHT
PO35 5SB

TEL: 01983 873 000

bembridge@spencewillard.co.uk

www.spencewillard.co.uk



