

SPENCE WILLARD



Victoria House 76 High Street, Bembridge, Isle of Wight, PO35 5SF

Tucked away in substantial and private grounds, this recently refurbished home offers a wealth of light and spacious accommodation overlooking gardens and woodland beyond with harbour glimpses.

VIEWING

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Victoria House is situated in an ideal position close to the village centre with gardens backing onto woodland, beyond which glimpses of the harbour can be seen and giving an excellent feel of privacy and space. The impressive, detached house has been recently remodelled and beautifully refurbished to offer a comfortable arrangement, including a large open plan sitting room, kitchen and dining room in addition to a snug, games room and up to six double bedrooms including three bathrooms and a fantastic first floor balcony with westerly aspect. The house sits beautifully within its own grounds with gated driveway and provides an idyllic holiday or family home in a sought after position in Bembridge Village.

Located in the centre of Bembridge village in close proximity to the church, local conveniences and a short walk to the beaches and harbour. The village centre offers a good range of shops including a butcher, florist, bakery, organic green grocers and fishmonger in addition to cafes and restaurants. The Harbour and the beaches of Bembridge are close by as well as walks along the coastal paths and to downland and marsh trails. Bembridge Harbour has extensive mooring facilities and two sailing clubs. The FastCat ferry providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation
GROUND FLOOR

Entrance

A slate pathway lined with Agapanthus leads to an oak door with double glazed sidelights and porch over.

Hallway

With floorboards running throughout this light hallway connects all of the ground floor space.

Open Plan Kitchen, Dining and Living Area

An excellent family space incorporating a sitting area with wall-mounted TV connection, freestanding Charnwood log burning stove sat upon a slate hearth and a dining area with space for a large dining table and bi-folding doors overlooking the gardens. The kitchen is fully equipped with a full range of under-counter and wall-mounted storage units with grey tiled splashbacks and incorporates a dishwasher, ceramic sink with mixer tap over and space for a range cooker, fridge and freezer.

Family Room

With corner window and southerly aspect, this light room is also well-proportioned.

Bedroom 6

A good size double bedroom overlooking the front aspect.

Shower Room

With slate floor, walk in shower with tiled surround, wall mounted vanity unit wash basin and heated towel rail.

Separate W.C.

Games Room

A versatile space with tiled floors, in-built shelving, bench seating and a large airing cupboard.

First Floor

Open string staircase made from Ash rises to a light filled galleried landing with space for a study with picture window overlooking the side and porthole window enjoying garden views. Hatch accessing loft space.

The first floor offers a range of well-appointed accommodation with garden views. There are five bedrooms, three of which are large doubles and two of which have ensembles, whilst there is a further family bathroom with panelled bath, wall-mounted vanity unit wash basin, heated towel rail and W.C. The principal bedroom has built-in wardrobes and a shower room with walk-in shower as well as harbour views and access to a fantastic roof terrace with glass balustrades and a sunny aspect.

Outside

The grounds of Victoria House are an exceptional space with large gardens extending to the west and space on both sides including a gravelled driveway through double gates offering parking for several cars. The boundaries include a range of fence and wall encompassing a green space which is largely laid to lawn and an outlook over mature woodland toward the harbour. The gardens are relatively low-maintenance and there is a large slate covered terrace with sunny south westerly aspect ideal for outdoor dining.

Garage

Integrated garage with a pair of doors onto the driveway. Wall-mounted gas fired boiler and unvented cylinder.

Services

Mains electricity, water and drainage, heating is provided by gas fired boiler with an unvented cylinder located in the garage and delivered via radiators.

Tenure

The property is offered freehold

Council Tax

Band G

EPC Rating

C

Post Code

PO35 5SF

Viewings

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



Victoria House
Approximate Gross Internal Area
2336 sq ft - 217 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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