

SPENCE WILLARD



Freshfield Lodge and Woodcut, Swains Road, Bembridge, Isle of Wight

Hidden at the end of a private lane close to the beach in a sought after part of Bembridge, this is a substantial recently refurbished family home with swimming pool, large gardens and further benefitting from a separate 3 bedroom cottage

VIEWING:

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Occupying a very private plot with sunny gardens and enclosed swimming pool, this luxuriously renovated family home has been remodelled and comprehensively upgraded in 2022 to include a state of the art kitchen, completely new swimming pool and garden terrace, bathroom ensuites and underfloor heating system throughout the ground floor along with air conditioning in all first floor bedrooms and a climate controlled larder and wine store. There is an excellent blend of accommodation to include up to six bedrooms in the main house with four bathrooms, three of which being ensuite, and an outdoor shower and W.C. for the pool. Freshfield Lodge sits within a generous plot including a large lawn with southerly aspect and sun drenched newly laid pool terrace with a heated family friendly swimming pool accessed from the attractive wraparound veranda. The neighbouring 'Woodcut', a substantial three bedroom bungalow, offers additional parking and a gate through from the pool making it an ideal annexe to the main house finishing a superb and versatile package providing a combined and capacious living space of 455m² (4897.58sqft).

Freshfield Lodge is found on a private lane off Swains Road with the beautiful tree lined Bembridge beach at the end of the road Approx 250m away. Bembridge village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island. Bembridge Harbour has extensive mooring facilities and two sailing clubs. There are wonderful coastal walks and sandy beaches directly accessible from the property, in addition to a shallow haven, perfect for swimming, kite-surfing and beach-combing.



Freshfield Lodge Front



ACCOMMODATION

GROUND FLOOR

ENTRANCE STORM PORCH with lantern covers a door with double glazed windows to each side.

RECEPTION HALL A grand reception hall with engineered wood flooring running throughout, enjoying vaulted ceilings and plenty of light through Velux windows and patio doors to the garden which makes for a very spacious entrance with an elegant central staircase leading to the first floor.

OPEN PLAN KITCHEN/BREAKFAST ROOM This impressive open plan kitchen/breakfast room extends into the dining room, all with outlook and access onto the swimming pool and gardens. An attractive handmade kitchen incorporates a full range of under counter and wall mounted storage units in royal blue with integrated high specification 'Seimens' appliances to include double mid-level ovens, 2 integrated dishwashers, a five ring induction hob with extractor over and Franke VitalChill filtered drinking water. One wall is given to a 1.8 meter wide bank of Liebherr 'PremiumPlus BioFresh' fridge freezers incorporating 2 icemakers. A breakfast seating area with built in bench and wall mounting for a flatscreen TV rounds off the ensemble.

WINE VAULT / LARDER Further under-counter and wall-mounted storage units to match the kitchen with a climatically controlled environment for the purpose of storing over 300 bottles of wine.

FAMILY ROOM An excellent snug off the kitchen with window overlooking the front aspect, plantation shutter blinds and bespoke shelving for toys and books along with space and connection for a flat screen TV inset.



SITTING ROOM An attractive triple aspect room with 'Charnwood' log burning stove sat upon a slate hearth and twin sets of French patio doors to the gardens.

CLOAKROOM/W.C. Tongue and groove clad walls to mid-height, Barneby Gates wall paper and a classic suite of raised cistern W.C. and pedestal wash basin.

FIRST FLOOR

A central staircase with Roger Oates carpet runner rises to a **GALLERIED LANDING** with Velux windows providing plenty of light. The first floor comprises four well-proportioned **DOUBLE BEDROOMS**, two of which being **ENSUITE** and overlook the swimming pool with a third family bathroom. All the bedrooms benefit from wall-mounted remote controlled air conditioning. The **PRINCIPAL SUITE** has a dual aspect southerly aspect and overlooks the garden, swimming pool and patio doors open to a small private balcony. There are built in wardrobes and two excellent well equipped ensuite bathrooms with marble top bath and shower attachment, walk-in shower, large wash basin, heated towel rails and W.C.

INTEGRAL ANNEXE Conveniently located in a separate wing off the reception hall is a well-equipped annexe with bedroom, separate reception room currently arranged as a study/home office and shower room. There is additional bedroom space on a galleried mezzanine floor within the roof space making ideal ancillary accommodation for visiting family.





Freshfield Lodge Garden

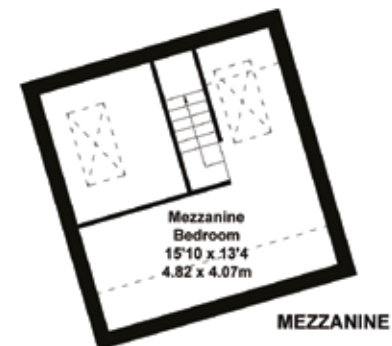
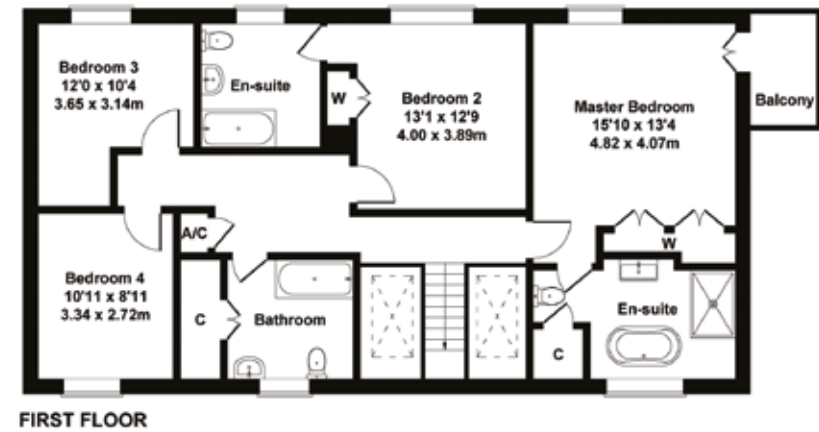
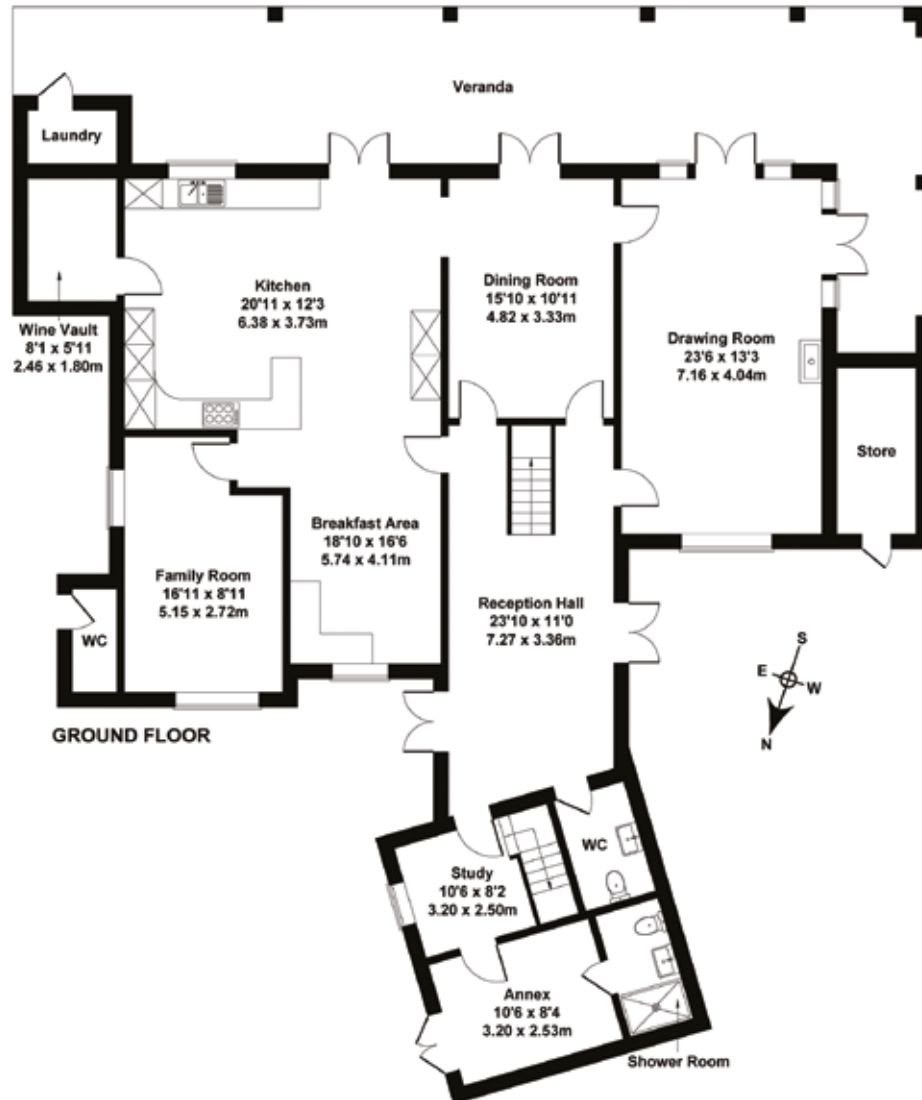
FRESHFIELD LODGE

Freshfield Lodge GIA: 3251 sq ft / 302 m2

Woodcut GIA: 1647 sq ft / 153 m2

Total GIA: 4891.58 sq ft / 455 m2

For identification only - Not to scale





Woodcut



Woodcut

OUTSIDE

The grounds at Freshfield Lodge are a unique and exceptional feature with substantial and completely private gardens. There is plenty of parking between the two properties found at the end of the private lane. Freshfield Lodge has an enclosed driveway to the front and garden access along the side of the house with outdoor loo and shower and beyond to the fully refurbished **SWIMMING POOL**, with family friendly removable picket fencing surrounding. A pool house contains two boilers with associated Megflo hot water storage tanks and all plant for both the property and pool. The superb heated swimming pool with sunny southerly aspect is perfectly placed outside of the living space with an expansive paved sun terrace to one side and raised low maintenance Millboard decking beneath a veranda with Bromic outdoor heating over a dining space seating 12. The attractive oak posted **VERANDA** wraps around the property providing shelter with various seating areas and leading onto a large lawn space, formerly a grass tennis court, with mature boundary of well stocked flower bed and mature evergreen hedging.

WOODCUT (ADJACENT 3 BEDROOM BUNGALOW)

Woodcut, the adjoining three bedroom cottage, enjoys gardens wrapping around giving complete privacy as well as a gate through to Freshfields Lodge's garden and pool. Clad with low maintenance weatherboard, this versatile single storey property offers ideal ancillary accommodation to Freshfield Lodge or for use as a separate lettable income. There is a timber clad **GARAGE** to one side with roll top electric door and inside Woodcut presents beautifully with a fresh and simple finish to internal spaces to include laminate flooring throughout and well-equipped white **KITCHEN** with a full range of storage units, central island with induction hob and extractor over. The kitchen is open to a garden room currently arranged with dining table and a large **SITTING ROOM** both overlooking the rear aspect with sliding doors to the garden. The accommodation includes **THREE BEDROOMS** with two bathrooms both of which being ensuite.

POSTCODE

PO35 5XS

TENURE

The properties are offered Freehold. Woodcut is available on a separate title and can be either included or excluded from a sale.

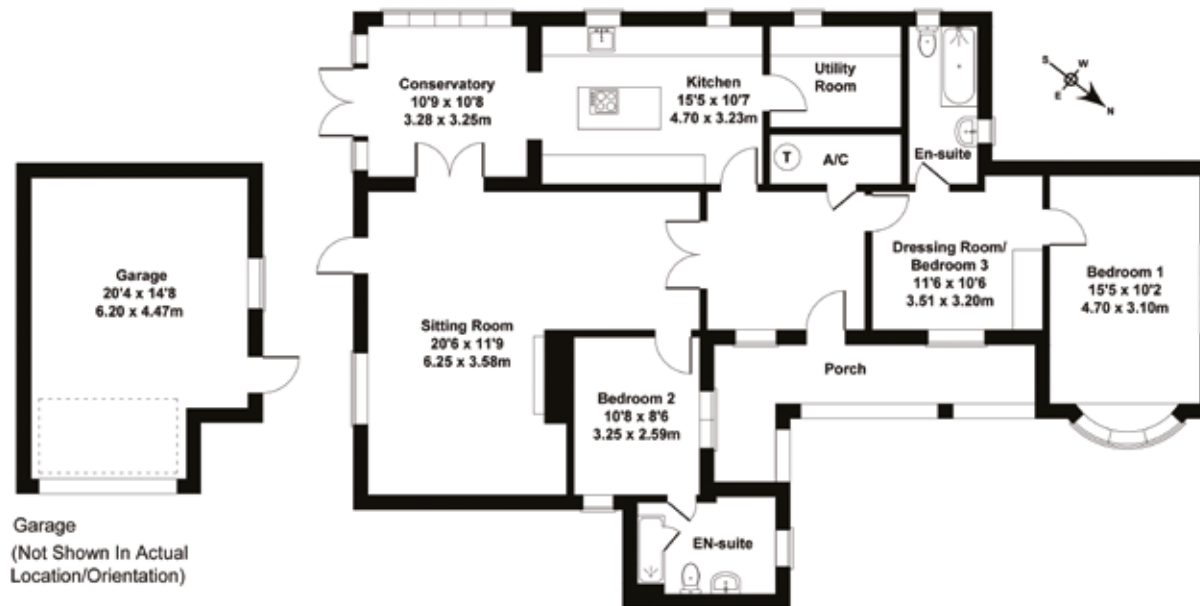
ACCESS

Ownership of the lane providing access to Freshfield Lodge, Woodcut and two other neighbouring properties is included in the sale with the maintenance and responsibility split between the four residents.

WOODCUT

Approximate GIA: 1647 sq ft / 153 m²

For identification only - Not to scale



SERVICES

Mains water, electricity and gas. Freshfield Lodge's heating is provided by gas fired boiler and delivered via radiators on the first floor with underfloor heating on the ground floor and underfloor heating electric mats for bathrooms and annexe bedroom. There is an additional boiler exclusively for heating the swimming pool. Airconditioning units to the four first floor bedrooms can deliver either cooled or heated air.

Woodcut bungalow has its own gas fired boiler and separate heating system.

COUNCIL TAX

G - Freshfield Lodge

E - Woodcut

EPC

C - Freshfield Lodge

D - Woodcut

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

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