

SPENCE WILLARD



Manuka House Preston Road, Bembridge, Isle of Wight, PO35 5UN

*Attractive and light this detached family home enjoys large gardens, off-road parking and modern open plan accommodation.*

VIEWING

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Manuka House is an impressive attractive home offering a range of well-appointed accommodation with open plan kitchen, dining room with bi-folding doors overlooking the gardens. With brick and rendered elevations Manuka House is a good looking house with a range of quality materials, including an oak beam veranda at the front and uPVC casement windows throughout. There is also a vaulted hallway with wood floors and underfloor heating, the gardens are beautifully presented and extend to the south with a large vegetable patch and outbuildings to the rear. It offers a great package in a central yet quiet location in this sought after coastal village.

Situated a short walk from the village centre Bembridge boasts a good range of shops including a butcher, florist, bakery, organic farm shop and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The Fastcat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

**Accommodation**

**Entrance**

A sandstone path accesses a front door set beneath an oak beam porch.

**Hallway**

A particularly spacious entrance to the house with vaulted ceilings and plenty of natural light. Wooden floors run throughout the ground floor. Understairs cupboard with wall space for hanging coats. Electric consumer unit and underfloor heating manifolds.

**Sitting Room**

A room of generous proportions, with large window overlooking the front aspect.

**Cloakroom / Shower Room**

With tiled walls and floor, there is a shower, heated towel rail, pedestal wash basin and W.C.

**Open Plan Kitchen / Dining and Living Area**

This superb family space enjoys views down the garden, through two sets of bi-folding doors accessing a substantial paved terrace, ideal for outdoor dining and entertaining. A large dining area is found to one side with wall mounted gas fires, whilst the kitchen boasts a full range of under-counter and wall-mounted shaker style storage units with a 1.5 bowl stainless steel sink with mixer tap over and 5 ring AEG gas hob and mid-level Neff oven and grill. Breakfast bar seating to one side and space and plumbing for a tall fridge freezer.

#### Utility Room

With plenty of wall hanging space, there is a further range of under-counter and wall-mounted storage units with worktop over. Space and plumbing for a washing machine and tumble dryer. Tiled splashbacks and wall-mounted boiler.

#### First Floor

Stairs with sisal carpet runner wind to a light galleried landing with hatch accessing a small loft space. The first floor comprises three large double bedrooms all with excellent views, two of which look straight down the garden. There are two bathrooms, one of which is a shower room ensuite to the principal bedroom, whilst the family bathroom has panelled bath, pedestal wash basin, heated towel rail and W.C.

#### Outside

Set back from the road behind a large gravelled driveway with plenty of parking for several cars. Manuka House has side access to the rear. Enclosed rear gardens are quite spectacular with mature boundaries on both sides and a large lawn bordered by deep flower beds stocked with a range of shrubs and flowers. The garden extends to some 40 metres in a southerly aspect toward a substantial oak tree in the corner. Partitioned at the end of the garden beyond rose trellis is a thriving kitchen garden with raised vegetable patch, an Eden greenhouse and various potting and garden sheds. There is a crescent shaped stone patio to one side enjoying a westerly aspect and evening sunset.

#### Services

Mains electricity, gas, water and drainage. Central heating is provided by gas-fired wall mounted combination boiler located in the utility room and delivered via underfloor heating on the ground floor and radiators on the first floor. There is Wightfibre fibreoptic high speed internet available in the road.

#### EPC Rating

C

#### Council Tax

Band F

#### Tenure

The property is offered Freehold

#### Post code

PO35 5UN

#### Viewings

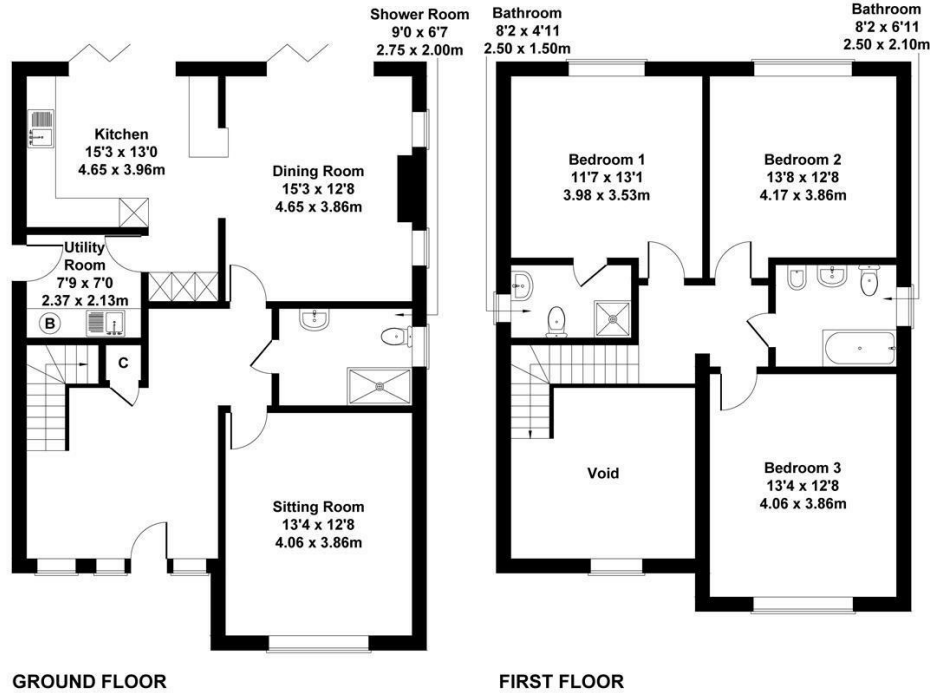
All viewings will be strictly by prior arrangement with the sole selling agents.





## Manuka House

Approximate Gross Internal Area  
1647 sq ft - 153 sq m  
(Excluding Void)



**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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