

Vernon House

OAKHILL ROAD | SEAVIEW | ISLE OF WIGHT



SPENCE WILLARD



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OAKHILL ROAD, SEAVIEW, ISLE OF WIGHT

A fine Georgian beachfront home benefitting from sympathetic and extensive refurbishment, blending original features with modern living and panoramic sea views

VERNON HOUSE

This exceptional coastal home provides beautifully modernised accommodation, retaining a wealth of original features and now featuring high quality fittings installed as part of a sensitive and tasteful renovation.

One of the earliest houses in the area, during its lifetime Vernon House has been owned by several naval families and in the 1930's was bought by wealthy widow Ann St. Hill Brock, of the famous Brock's Fireworks family. The impressive accommodation is set over three storeys with all principal rooms enjoying wonderful views over The Solent to Portsmouth. There are five generous double bedrooms and three bathrooms, two of which being ensuite. The comprehensive refurbishment has created a well-appointed lower ground floor of additional space including a Gymnasium and Pilates Studio, Games Room, Wine Cellar and fully equipped versatile Utility Space with Plant Room. A substantial garage has been added beyond electric gates and a professionally landscaped rear garden.

Tastefully finished interiors compliment original features such as recessed sliding shutters and sash windows, a well-appointed reception space flows out to the terrace overlooking the beach. To the rear is a walled courtyard garden providing ample parking, whilst to the front of the house is a superb large terrace benefiting from unobstructed sea views.

Occupying an enviable coastal location just steps from a long stretch of beaches, whilst being a short walk along the seafront to Seaview with its Yacht Club, shops and restaurants. Equally Ryde to the West has high speed passenger ferry and Hovercraft services to Portsmouth and Southsea with rail links to London.

VIEWING

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The Property

RAISED GROUND FLOOR

ENTRANCE LOBBY Original double doors with Regency glazed panels leading through to;

ENTRANCE HALL A wide hall with original stripped wooden floor, treated with a light 'limed' effect wax polish. Elegant sweeping Regency staircase, with mahogany handrail, and tall sash window above and original cornicing. Recessed door to lower ground with storage cupboard above.

DRAWING ROOM A beautiful dual aspect room, with stunning views of The Solent. Two pairs of original Regency glazed French doors leading out to the conservatory, including their original, rare sliding shutters which recess into the wall. Two open fireplace with two log burning stoves on a stone hearth, original cornicing and picture rail with plate rack.

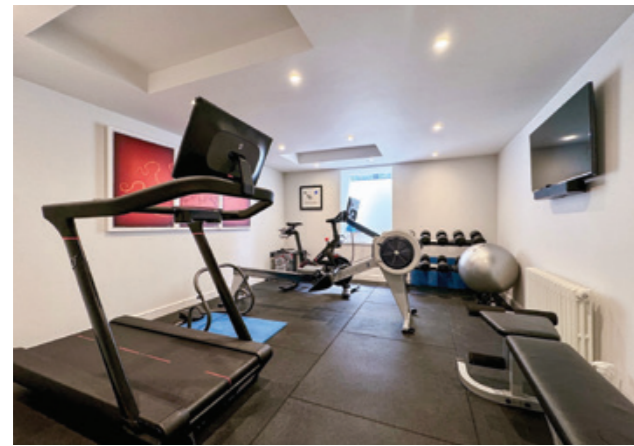
STUDY Tall Georgian glazed sash window with lovely views of the beach and The Solent, towards the village and the yacht club. Open fireplace with original painted mantelpiece.

CLOAKROOM Victorian hand basin, W.C. Picture rail. Casement window.

KITCHEN/LIVING ROOM A wonderful dual aspect room, with stunning Solent views. A pair of original Regency glazed French doors lead into the conservatory and tall sash window to the rear. Open fireplace with wood burner and cast iron painted mantelpiece. The bespoke hand-built kitchen has a range of painted, handle-less cupboards and soft close drawers, incorporating two Fisher & Paykel Pyrolitic self-cleaning multi-function ovens, five-burner gas hob, extractor hood, two Fisher & Paykel dishwasher drawers and large stainless steel Fisher & Paykel fridge/freezer with water and ice machine, deep pan drawers and shallow larder cupboard and Silestone 'Yukon' quartz composite worktops.

DINING ROOM A light dual aspect room with a beautiful view of the Solent to the front through tall Georgian glazed sash windows. Tall, Georgian glazed sash windows to the front and rear. Built in storage cupboard.

CONSERVATORY Running along the entire front of the house, with stunning views of The Solent and doors to the terrace. A beautiful original timber roof, believed to have been constructed by a boat builder, with a lead covering renewed in 2009. Glazed along three sides, with a day bed to one end providing a lovely area to sit on a windy day.



FIRST FLOOR

LANDING Beautiful galleried landing filled with natural light from the staircase window. Pair of original arches, each leading through to the bedrooms at either end of the house.

PRINCIPAL BEDROOM Stunning, panoramic views of the Solent. Splay bay with sash windows. Original picture rail. Fitted wardrobes and cupboards, matching concealed double doors leading through to; **EN-SUITE BATHROOM** Free-standing cast iron roll top bath with ball and claw feet, shower over, hand basin, WC with concealed cistern. Brass shower fittings by Barber Wilson. 'Wet room' floor tiled in pale Travertine limestone with under-floor heating. Fitted mirror-fronted vanity cupboard.

BEDROOM 2 Stunning, panoramic views of The Solent. Splay bay with sash windows. Original picture rail. **EN-SUITE SHOWER ROOM** with large walk in shower cubicle with Fired Earth iridescent glass mosaic tiles. Hand basin set into washstand with pale Travertine stone top, W.C. All tap/shower fittings by Lefroy Brooks in polished Nickel. Heated towel rail. Recessed shelves.

BEDROOM 3 enjoys a splendid view across The Solent through a splay bay with sash windows. Original fitted wardrobe and painted original cast iron fireplace.

BEDROOM 4 Large Georgian sash window with a leafy view up Oakhill Road with Original cast iron painted fireplace. **BEDROOM 5** is also a double and looks East over the beach and The Solent towards the village and the Yacht Club. Original cast iron fireplace.

FAMILY BATHROOM With large walk-in shower cubicle, Fired Earth retro metro tiles, free-standing cast iron roll top bath with ball and claw feet, high level WC. All tap/shower fittings by Perrin & Rowe in polished Nickel. Heated towel rail.

LOWER GROUND FLOOR

Flag stone steps lead to the lower ground floor, which has been meticulously tanked and decorated to provide a wealth of ancillary space. There are 5 versatile rooms, comprising a **GAMES ROOM**, **GYM** and **PILATES STUDIO** as well as a **WINE CELLAR** and spacious **UTILITY/BOOT ROOM** with built in raised dog shower leading to a large **PLANT ROOM**. The comprehensive utility room could be partitioned and arranged as a kitchen and living space with its own entrance and gate leading to the beach, therefore providing an annexe or ancillary flat subject to obtaining the necessary planning consents.

Outside

Enclosed by an old stone wall and extending right across the front of the house and to the side is a large terrace, divided into three areas to enjoy the breath-taking views of the beach and Solent. One end is laid to lawn with established Griselinia hedging. The central area for alfresco dining, and the western end provides a stunning paved relaxed seating area surrounded by flower beds of agapanthus and catmint. To the rear of the property are electric gates leading into a courtyard garden providing ample parking in front of a substantial new garage with remote operated roller panelled door. Stunning Italian style gardens have been professionally designed and arranged by Ventnor Botanical Gardens and include espaliered fruit trees, incredible alliums, and olive trees all with lighting and integrated with a fountain in the corner. Side access from the utility area with outdoor shower and storage leading to the beach.



General Information

SERVICES

Mains electricity, water and drainage. Heating is provided by a new gas fired boiler and unvented cylinder and delivered via radiators. The house is prepared for 'WightFibre High-speed Fibre broadband' and with CCTV installed also.

COUNCIL TAX

Band F

TENURE

Freehold

POSTCODE

PO34 5AL

VIEWINGS

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

bembridge@spencewillard.co.uk

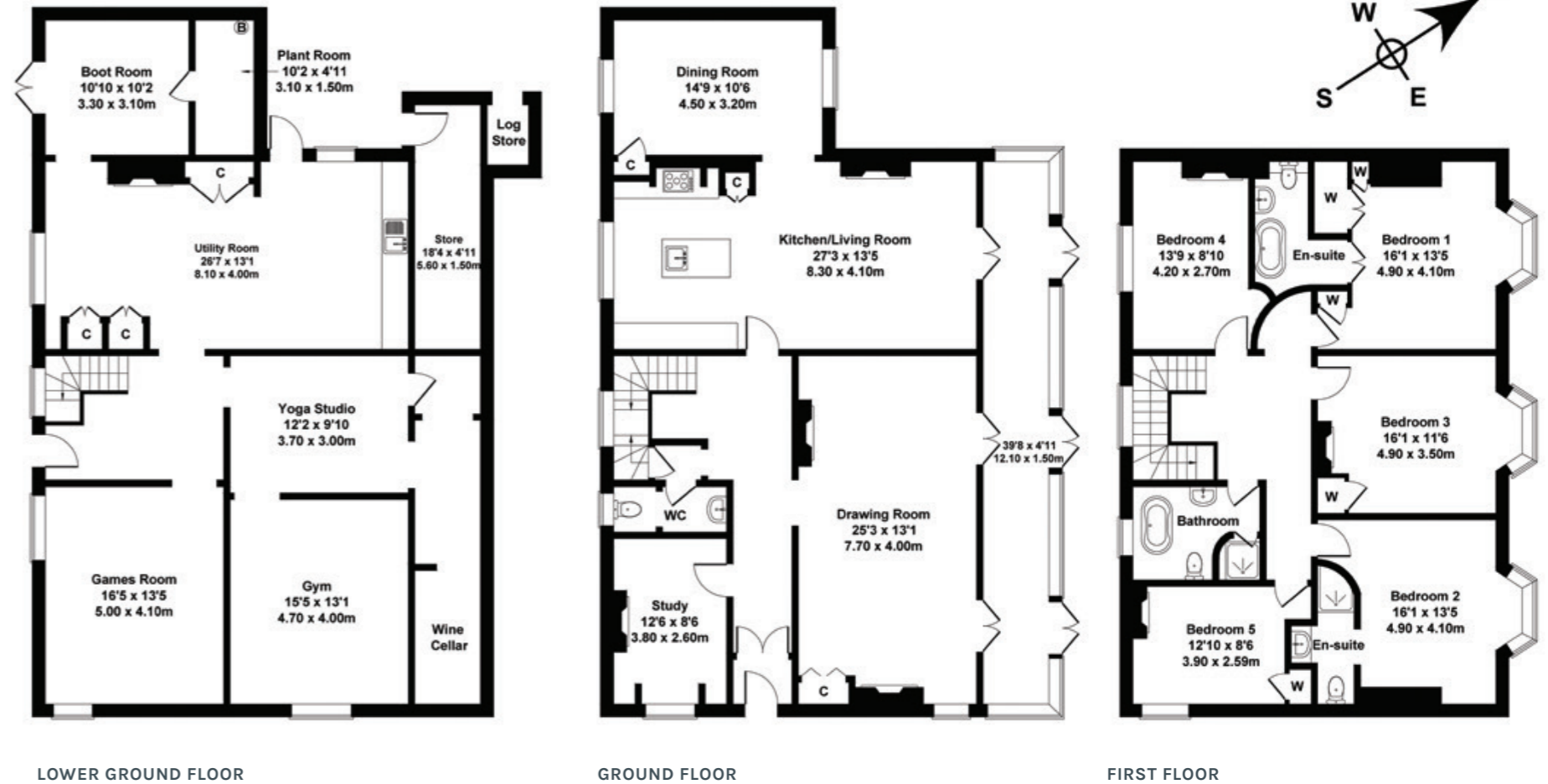
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VERNON HOUSE

Approximate Gross Internal Area:
4209 sq ft / 391 sq m

For illustrative purposes only - Not to scale



IMPORTANT NOTICE

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