

SPENCE WILLARD



Freshfield Lodge Swains Road, Bembridge, Isle Of Wight, PO35 5XS

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 and large enclosed gardens.

VIEWING
BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



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 ensembles and underfloor heating system throughout the ground floor along with air conditioning in all the first floor bedrooms and a climate controlled larder and wine store. There is an excellent blend of accommodation to include up to six bedrooms with four bathrooms, two of which being ensuite and a generous plot including a large lawn with southerly aspect and sun drenched newly laid pool terrace with heated family friendly swimming pool accessed from the attractive wraparound veranda. The freehold interest of neighbouring bungalow Woodcut could also be purchased from the vendor, adding additional parking and a further three bedrooms. Details available from the agent.

Freshfield Lodge is found on a private lane off Swains Road with a beautiful tree lined 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.



Swains Beach

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 and 2 integrated dishwashers, a five ring induction hob with extractor over and Frane VitalChil filtered drinking water. One wall is given to a 1.8 meter bank of 'Liebherr' PremiumPlus BioFresh fridge freezers incorporating 2 ice makers. A breakfast seating area with built in bench and wall mounted 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 wallpaper 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 space for visiting family.

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 access along the side with outdoor luo and shower and beyond to the fully refurbished swimming pool, with family friendly removable picket fencing surrounding. A pool house contains two boilers and associated Megalo 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 a raised low maintenance Millboard decking beneath a veranda with 'Bromic' outdoor heating over a dining space seating for 12. The attractive oak posted veranda wraps around the property providing shelter with various seating areas there is a large lawn space, formerly a grass tennis court with mature boundary of well stocked flower bed and mature evergreen hedging.

Postcode

PO35 5XS

Tenure

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

Access

Ownership of the lane providing access to Freshfield Lodge and three other neighbouring properties can be included in the sale by separate negotiation with the maintenance and responsibility split between the four residents.

Services

Mains water, electricity and gas. 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.

Council Tax

Band G

EPC

Rating C

Viewings

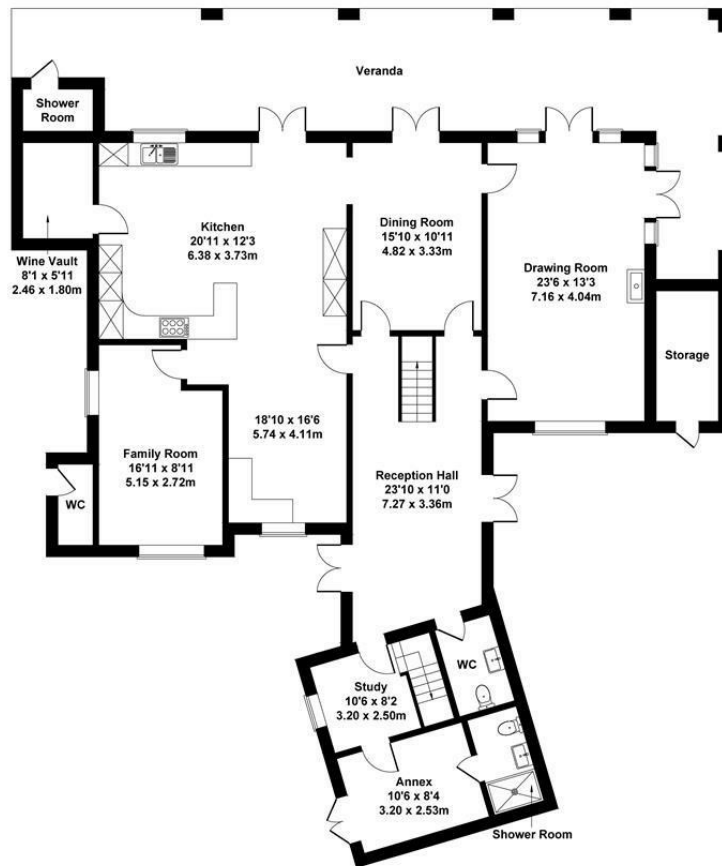
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



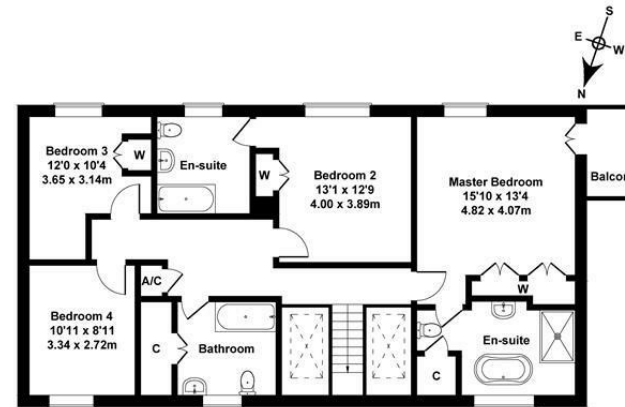


Freshfield Lodge

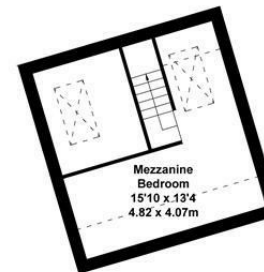
Approximate Gross Internal Area
3251 sq ft - 302 sq m



GROUND FLOOR



FIRST FLOOR



MEZZANINE

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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