

SPENCE WILLARD



53 Meadow Drive Bembridge, Isle of Wight, PO35 5XU

A stunning family home, recently refurbished with five bedrooms and four bathrooms, a separate garage, private garden in an idyllic location only a short walk from Swains Beach.

VIEWING
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Originally part of the extensive grounds of Swains End in Swains Road, this is one of three properties constructed by local builder Godfrey Homes in 1981. With a front outlook towards the characterful Red House and its beautiful grounds, and a rear open aspect looking across to the mature trees in Love Lane and the sea beyond, Number 53 occupies an excellent plot and a sought after position at the beach end of Meadow Drive.

The property has been sensitively extended and renovated to provide a contemporary and high specification finish, with stylish new interiors including a substantial kitchen/dining/living area, a separate snug/media room and five bedrooms (one of which is open plan to the stairs). A hobbies/utility room is located at the back of the detached garage.

Following a well-executed loft conversion, the house now benefits from a generous and adaptable layout to include up to five bedrooms and four bathrooms, three of which are ensuite. The open plan bedroom/landing is currently used as a combined rumpus room/bedroom for grandchildren. There are new patio doors at the rear, a new high performance mains gas boiler, upgraded electrics with LED lighting and all internal doors have been replaced in solid oak, most of the interior walls have been replastered and decorated throughout.

This is a very sought after location with its close proximity to the beach, coastal paths and walking distance to the village. The picturesque beach at Swains is a quiet unspoilt beach with sand and rock pools popular with summer swimmers, paddleboarders, kayakers, crabbers and all year around dog walkers.

Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, bars and restaurants, including a butcher, fishmonger, farm shop, florist and chemist. There are several churches and activity groups meeting throughout the year. A truly friendly village welcoming to all.

There are many options for travelling back and forth to the mainland. The nearest passenger ferry crossings are from Ryde (7 miles) connecting at Portsmouth with trains to London Waterloo while Wightlink vehicle ferries cross from Fishbourne (10 miles) to Portsmouth providing a slick, efficient and reliable 24/7 vehicle service. Island residents are able to benefit from significant discounts by using a multi-link ticket with 10 car crossings the cost is approximately £35.50 per crossing for a standard car (as of August 2024). Flexible booking via the Wightlink App, with numberplate recognition makes for easy journeys with a priority boarding option for those requiring fast boarding/deboarding.

Accommodation
Ground Floor

Entrance
A traditional porch within a stone archway with sliding doors and plenty of space for hanging coats and storing boots.

Hallway
A wide hallway with understairs cupboard with power and plumbing for a washing machine.

Open Plan Kitchen, Dining & Living Area

An excellent entertaining space with impressive fully equipped kitchen boasting a range of under-counter and wall-mounted shaker storage units, with Franke 1.5 bowl composite sink and mixer tap over. There are two integrated slimline dishwashers, wine chiller, two mid-level ovens, including grill and microwave, a plate warming drawer, large induction hob, built-in fridge/freezer and an ancillary sink with Franke mixer tap over. The room extends into a dining area and luxury vinyl flooring runs throughout. The sitting area retains its traditional feel with a built-in flame effect electric fire on a stone hearth, dual aspect windows/sliding door accessing the garden. Overall generating a welcoming and warm feeling for occupants and visitors alike, both in summer and over the winter months.

Snug/Media Room

A light room with one wall given to patio doors with a delightful outlook over the garden and as far as the trees in Love Lane. A perfect quiet room for personal privacy or watching a movie with the kids.

Bedroom 4/Study

A double bedroom with pleasant garden outlook and work area.

Bedroom 3

A good-sized bedroom overlooking the garden. Perfect for bunkbeds.

Bedroom 2

This generous double bedroom has a built-in wardrobe, windows overlooking the front aspect and an ensuite shower room with shower, heated towel rail, vanity unit wash basin, illuminated mirror and W.C.

Family Shower Room

With shower, illuminated mirror, vanity unit wash basin, heated towel rail and W.C.

First Floor

A new full-width staircase rises to an exceedingly light first floor with Velux windows (with blinds) on both sides running throughout.

Bedroom 1

A large and brilliantly light double bedroom with built-in wardrobe, large Velux windows (see if you can spot the sea) with ensuite shower, WC, basin and bath.

Bedroom 5 (Open Plan to the Stairs)

This light open plan area currently serves as a combined playroom, children's bedroom but could be partitioned to offer an enclosed room if desired. There is an ensuite shower room with large walk-in shower, vanity unit hand basin, illuminated mirror and WC. There are two under eaves storage cupboards, one housing the gas boiler with plenty of storage space, and this other with power and plumbing for a washing machine or tumble drier.

There are several access doors to the eaves for further storage upstairs.

Garage

Single cavity-wall garage with pitched roof provides plenty of storage with new up and over garage door and internal door to the utility room. Large stainless-steel sink with cold water tap.

Utility Room

Located at the back of the garage, with uPVC side-door currently doubling as a home office, with large worktop space and plenty of cupboard storage, space for a fridge/freezer, plumbing for a washing machine or tumble dryer and a ceramic sink with hot/cold mixer tap over.





Outside

Set well back from the road with a driveway for parking several cars and a low maintenance gravelled front garden which is home to a range of herbaceous shrubs and trees, enjoying the south-westerly aspect.

Gated access on both sides leads to the rear garden, which enjoys a high degree of privacy and is well-tended with a central lawn, garden pond and neat, well-stocked flowerbeds containing a range of year-round colour and planting with a large agapanthus in front of the greenhouse. The wide pathway on the south side of the property provides storage for kayaks, paddleboards etc. for use on the beach. Behind the garage is an original paved area with garden shed, rotary clothes dryer outside tap and power. There is also a useful hidden storage area to the side of the garage.

Future Options

Due to a change in circumstances the current owners are seeking to downsize in the short to medium term. Whilst they have completed refurbishing the house in its traditional 1980s style, future options could include (subject to permissions) remodelling and enlarging the front porch, extending Bedroom 2 to include a dayroom, adding a canopy between the kitchen and garage, and making better use of the area behind the garage by extending the patio and forming a beautiful south facing suntrap.

Services

Mains gas, electricity, water and drainage. The heating system is provided by a new gas fired boiler delivered via radiators. Wightfibre fibreoptic broadband is available in the area.

Tenure

The property is offered Freehold.

Council Tax

Band E

EPC

Rating C

Postcode

PO35 5XU

Viewings

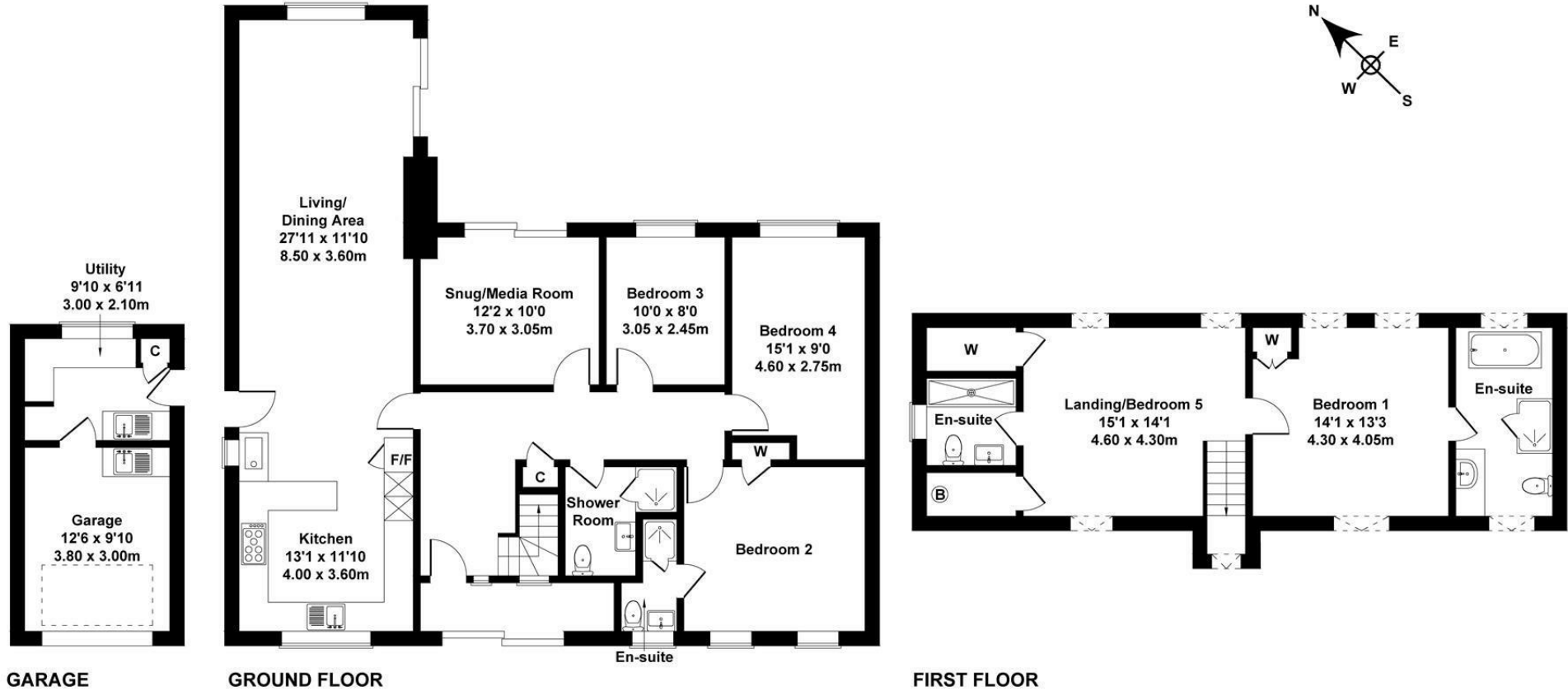
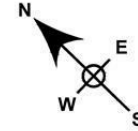
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





53 Meadow Drive

Approximate Gross Internal Area
2056 sq ft - 191 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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