

SPENCE WILLARD



High Point, Heathfield Road, Bembridge, Isle Of Wight, PO35 5UW

Recently refurbished and deceptively spacious, this detached family home has south facing gardens, an impressive open plan kitchen and a versatile arrangement of accommodation up to five bedrooms.

VIEWING

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High Point as the name suggest is situated in an elevated position on the outskirts of the village achieving glorious views of neighbouring countryside and beyond to Culver Down in the south and with distant views of The Solent from first floor. The family property was remodelled by in 2003 and has recently undergone a thorough refurbishment now offering a styled and modern finish with new aluminium Crittall style front and patio doors, modern bathrooms, external cladding and patio. The accommodation is extensive with five double bedrooms and two bathrooms in addition to a large sitting room, semi open plan to a conservatory with excellent garden outlook and southerly aspect. The kitchen is a superb space for the whole family and ideal for entertaining, with a large open plan kitchen and dining room, while there is also an excellent vaulted hallway leading to a study area. The former garage has been converted with the required insulation and decorated to offer a versatile hobbies room, playroom or study and utility room. Off road parking and large store complete an excellent all around package well suited to families and those looking for a holiday home to escape to.

High Point is ideally situated with close proximity to Steyne Park and Bembridge Primary School and only 5-10 minutes walk to the village centre, the coastal paths of Bembridge are also nearby. Bembridge village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx 7 miles away.

Accommodation.

Ground Floor

Entrance

A flag stone path leads to a timber door with glazed sidelights and porthole shaped window over.

Hallway/Study

This area provides an impressive entrance with engineered wood flooring running through to the ground floor. Vaulted ceiling and Velux windows providing plenty light as well as views through to the garden and countryside beyond. Bespoke built in coat, hat and boot dresser. An under stair cupboard and to the rear is an area ideally used as a study, which could be partitioned to provide an additional room.

Sitting Room

A substantial room of excellent proportions with doors to the garden.

Conservatory

With bi-folding doors partitioning from the sitting room, this is an great space for enjoying the garden and views with heating, lighting and power laid on.

Kitchen/Dining Room

A brilliant entertaining space with kitchen incorporating drawer style fridge, wine cooler and Italian 'Lofra' five ring oven beneath extractor. 1.5 bowl stainless steel Franke sink with mixer tap over and space and plumbing for a freestanding dishwasher. Tongue and groove clad ceilings, oak worktops with a breakfast bar island consisting of stone tops with inset hot plate stand. The dining area has tongue and groove clad panelling to two walls with tall windows offering additional light.

Utility Room / Playroom / Study

Converted from the former garage this excellent and versatile space has a window to one side and worktops over cupboards with space and plumbing for a washing machine/ tumble drier and large loft storage over.

Family Bathroom

With tongue and groove clad walls and new vanity unit wash basin, W.C. and freestanding roll top bath with ball and claw feet and shower attachment.

First Floor

The first floor comprises of five double bedrooms all with excellent outlook, two of which benefit from under eaves storage, built in wardrobes and painted tongue and groove clad walls. While there is also a shower room with new shower, hidden cistern W.C. and vanity unit wash basin.

Outside

High Point benefits from a gravelled driveway offering parking for several cars, with side path access to a rear enclosed garden, new paved patio with walled enclosure and outdoor lighting. The garden is largely laid to lawn with two oak trees at the end and a hedge bordering grazing fields beyond. Off the kitchen and to the front of the property is a particularly private and idyllic raised patio enclosed by a mature Griselinia hedge, creating an ideal coffee spot for catching the morning sun. Part of the former garage has been retained as a large store with garage door to the driveway.

Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

EPC Rating

C

Council Tax

F

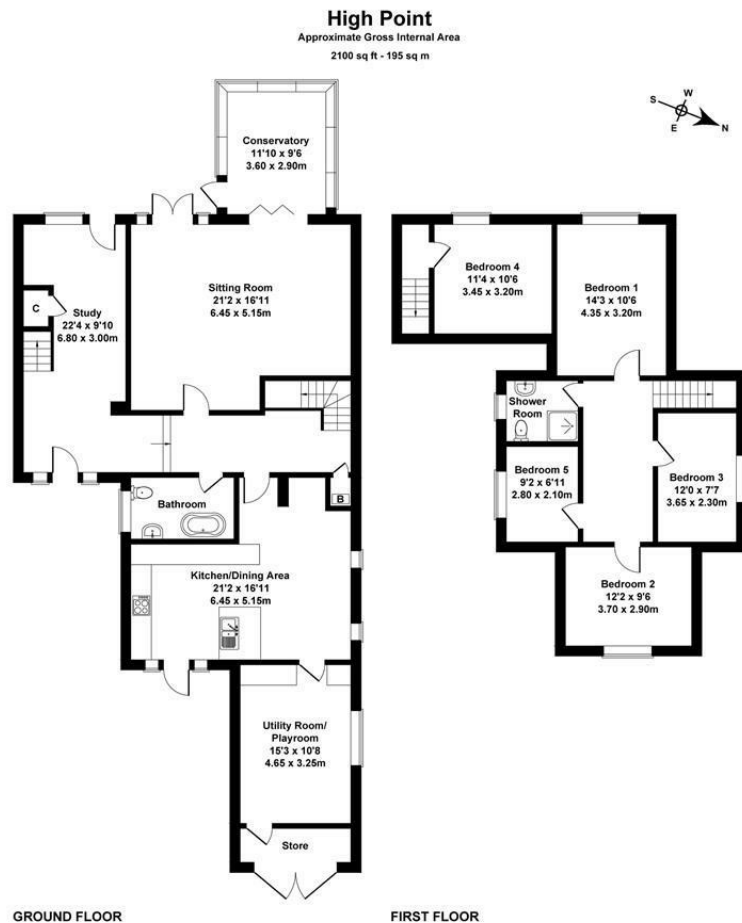
Postcode

PO35 5UW

Tenure

The property is offered Freehold.





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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