

SPENCE WILLARD



Beachfield 28 Beachfield Road, Sandown, Isle of Wight, PO36 8LT

Perfectly positioned overlooking the English Channel this historic house on the eastern coast of the Isle of Wight possesses wonderful period character and fantastic sea views.

VIEWING

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HOUSE

GRAND RECEPTION ROOMS INCLUDING LIBRARY | DRAWING ROOM | BILLIARD ROOM | 12 BEDROOMS | 5 BATHROOMS | INCLUDING STAFF ACCOMMODATION/SELF-CONTAINED ANNEXE

GROUND

WATERFRONT PLOT WITH GRAVELLED DRIVEWAY | STUNNING GARDENS OVERLOOKING THE SEA | LARGE DOUBLE GARAGE



Beachfield is a beautifully maintained coastal property with a rich history dating back to 1839. Originally constructed in the 19th century, this impressive home features stone elevations, a slate tile roof, and original sash windows that have been carefully restored. A wisteria-clad veranda offers breathtaking sea views, making it the perfect spot to relax and enjoy the coastal ambiance.

Located in Sandown Bay, Beachfield is just a short walk from the beach, promenade, and town centre. Enjoy the long stretches of sandy beaches, explore local shops and restaurants, or embark on scenic coastal walks to Yaverland and Shanklin.

For convenient transportation, Sandown train station is within walking distance, offering easy access to the island as well as passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to a range of London stations. Estimated journey time to London of 2.5 hours door-to-door.

Accommodation

Ground floor

Entrance

Beachfield is approached through electric operated double gates on the eastern elevation where there is a porch with gable end and stone floors, providing space and shelter to the main door which is arch topped and accesses a grand hallway.

Dining Room

A room of excellent proportions with floor to ceiling windows overlooking the sea. Period features include ornate coving in the ceiling, deep skirting boards and dado rails.

Library

Complete with high ceilings and plenty of book shelving leading to a W.C.

Kitchen

With high ceilings, this large family space is equipped with a full range of shaker style under counter and wall mounted storage units, incorporating a cream coloured Aga with four ring companion. Integrated Miele microwave, 2 semi-integrated dishwashers, butler sink with mixer tap over and space and plumbing for an American style fridge/freezer and floor mounted gas fired boiler.

Utility Room

Equipped with original slate counter tops and space and plumbing for washing machine and tumble dryer.

Sitting Room

This impressive room features a pair of floor to ceiling window doors opening to the garden, drop chandeliers, an open fireplace with iron surround, decorative column arch features and door heads.

Billiard Room

Added to Beachfield sometime later, this is a fantastic entertaining space with vaulted ceilings, fans and large range of pendant lights hanging over a full sized billiard table. Panelled walls to mid-height and a cloakroom W.C. to one end. Two sets of full height doors open to the veranda and there is a large open fire with mahogany mantle.

Cellar

Running below the house is a cellar, with racking for wine.

First Floor

An Oak banister staircase rises to a light filled galleried landing with roof light. The first floor comprises of seven double bedrooms, four of which have views to the sea. There are a range of bathrooms available on this floor.

Second Floor

Stairs lead from the main landing to the second floor where the principal bedroom occupies the southwestern corner of the house and enjoys vaulted decorative ceilings and triple aspect windows with glorious southerly views. An ensuite bathroom and dressing room with corner bath, shower, pedestal wash basin, bidet and W.C. There is a second large bedroom on this floor with glorious sea view and access to a large bathroom.

Integral Annexe

The annexe currently provides accommodation for a housekeeper, but is open to the house if required and offers its own kitchen, large sitting room/dining and a further two double bedrooms (one of which leads to a private roof deck) and a bathroom.

Outside

The grounds of Beachfield are beautifully presented, incorporating a large gravelled driveway and mature boundary of wall and bay hedge at the rear, where there is a lawn with circular flowerbed offering a range of spring and summer colour. A pathway leads to





beautiful rear gardens centered around an amphitheater of terraced rockery gardens. There is podium lighting throughout a large lawn space in front of a south facing veranda, ideal for outdoor dining and entertaining with a heated Breeze House with table, seating and canvas cover. To the side and rear of the property is an abundance of parking on a gravelled driveway with mimosa and fig tree, which also leads to a large garage with bi-folding boat shed doors and a pitched roof offering plenty of storage.

Services

Main electricity, gas, water and drainage. Heating is provided by gas fired boiler located in the kitchen and delivered via radiators. The Annexe has its own gas fired boiler and heating is provided by radiators.

Tenure

The property is offered Freehold

Council Tax

E

EPC Rating

F

Postcode

PO36 8LT

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard







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