

SPENCE WILLARD



The Tea House, 11a Forelands Field Road, Bembridge, Isle Of Wight, PO35 5TP

An attractive house idyllically located a short walk from the beach, with well-proportioned accommodation, high quality specification and features, all set within beautifully planted gardens.

VIEWING

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Constructed in 2013 The Tea House is a cleverly designed three bedroom house, with a comfortable flow incorporating an open plan kitchen and dining room, separate sitting room and study/ground floor bedroom. There is a further utility room on the ground floor and two bedrooms, two bathrooms on the first floor, one of which ensuite and underfloor heating throughout. The property is relatively low-maintenance and would be an ideal family home or island escape being as it is only a few moments walk from the beach and coastal path.

The Tea House is superbly located in close proximity to Forelands Beach and has direct access to the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, 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). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Accommodation
Ground Floor

Entrance
Timber glazed door.

Hallway
A particularly wide hallway with engineered oak wood floor, large cloakroom cupboard and deep understairs cupboard.

Kitchen/Dining Room
A light filled dual aspect room with doors opening to the garden enjoying a south easterly aspect. This excellent family space boasts a

full range of under-counter and wall-mounted shaker style storage units with oak worktops, under-counter lighting and integrated Smeg dishwasher. There is a butler sink with mixer tap over and space and plumbing for a range style cooker with Smeg extractor over and American style fridge freezer. Tiled floors.

Utility Room

A further range of storage and larder cupboards painted in navy blue with stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer. Cupboard housing wall-mounted Vaillant gas fired boiler.

W.C.

With tongue and groove clad walls to mid height, W.C. and wall-mounted wash basin.

Study/Bedroom 3

A room of excellent proportions with window overlooking the side aspect.

Sitting Room

A generous sized room with oak flooring, deep bay window with southerly aspect.

First Floor

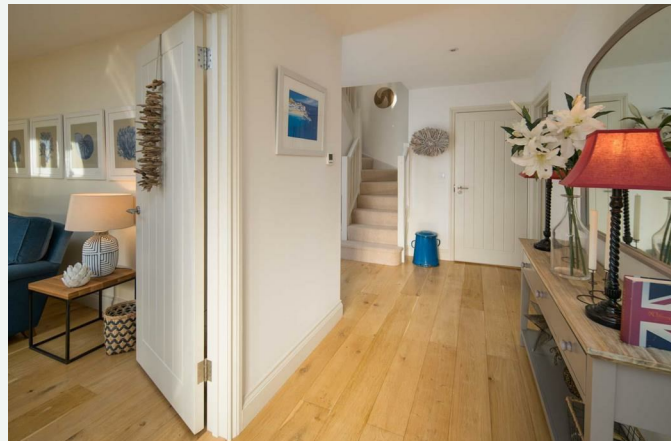
Stairs rise to a galleried landing with vaulted ceiling and Velux window providing plenty of natural light.

Bedroom 2

An excellent sized double bedroom with vaulted ceiling and under-eave storage. Sea view.

Family Bathroom

With tiled floors, panelled bath with shower over and travertine wall tiles. Heated towel rail, W.C. and wash basin.





Bedroom 1

A stunning principal suite with vaulted ceilings and large dormer window with sea view. There is a built-in wardrobe and deep under eave storage cupboard. Ensuite shower room with travertine wall tiles, large shower, heated towel rail, W.C. and pedestal wash basin. A further large undereave airing cupboard with wall heater.

Outside

The Tea House has beautifully curated gardens with well-stocked borders and a range of interesting colour surrounding the property, sandstone paving running to the front door and plenty of off-road parking on a gravelled driveway to the front and side. There is a large garden shed tucked away at the end of the driveway and a patio off the eastern elevation which is ideal for outdoor dining and entertaining.

Postcode

P035 5TP

Council Tax

Band E

EPC Rating

B

Tenure

The property is offered Freehold.

Services

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

Viewings

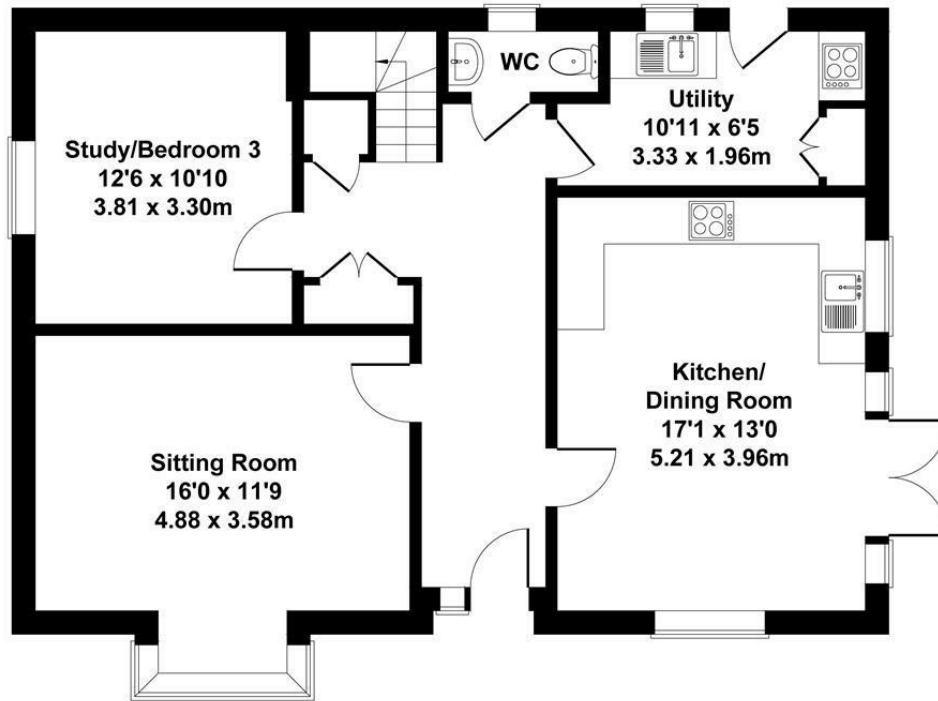
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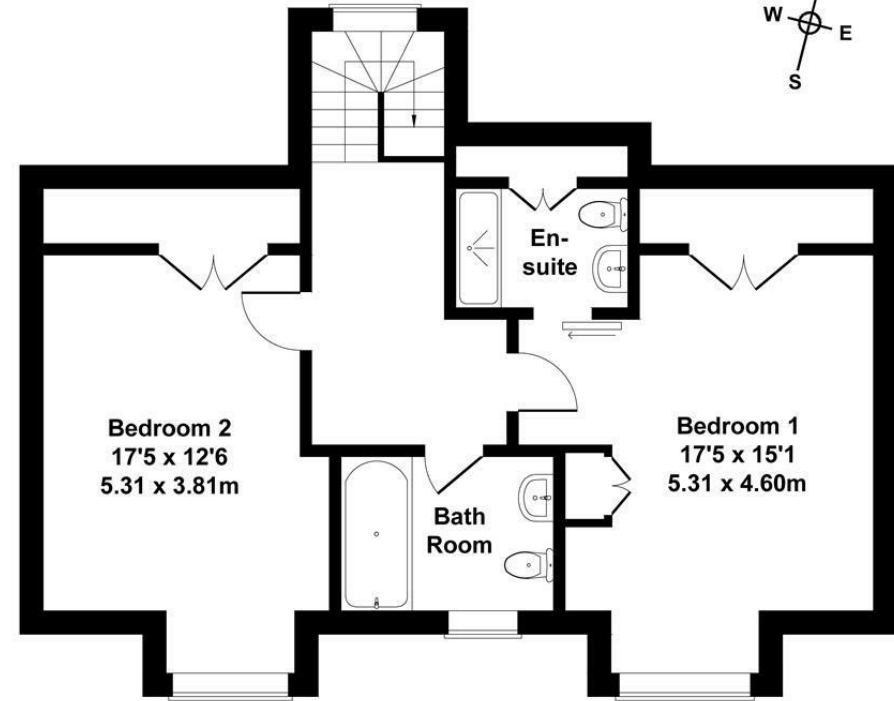


The Tea House

Approximate Gross Internal Area
1510 sq ft - 140.3 sq m



GROUND FLOOR



FIRST FLOOR

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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