

SPENCE WILLARD



Crossfield, Heathfield Road, Bembridge, Isle of Wight, PO35 5UW



# *Spacious and light with mature and private gardens, outbuildings and garage on the rural periphery of Bembridge village.*

## VIEWING

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Crossfield is a classic dormer bungalow with pebble render elevations and a versatile and spacious layout incorporating large kitchen/breakfast room, a separate sitting room, and dining room and a spacious conservatory overlooking the garden. Two good sized double bedrooms, a main bathroom and ensuite upstairs, provide comfortable accommodation and the possibility to live predominantly on the ground floor. Set back from the road there is a good sized horseshoe driveway, at the front, an attached garage, office, outbuilding or workshop as well as a summer house, greenhouse and large garden shed/workshop. Gardens are well tended, mature and offer a good deal of privacy, backing on to fields beyond.

The property may benefit from some modernisation with excellent scope for extension or remodelling (subject to obtaining the necessary planning approval and consents) and currently benefits from uPVC doors and windows throughout.

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

### Accommodation Ground Floor Entrance

Large entrance hall with airing cupboard and deep cloakroom cupboard. Window over front aspect.

### Bedroom 1

A generous double bedroom with large windows and built-in wardrobe storage.

### Bathroom

With paneled corner bath, tiled walls, vanity unit wash basin, heated towel rail and W.C.

### Kitchen and Breakfast Room

With garden outlook through a picture window. The kitchen is fully equipped with a full range of storage units incorporating semi-integrated dishwasher, a 1.5 bowl sink, mid-level Zanussi oven and another under counter oven, with a four-ring gas hob and extractor overhead.

### Sitting Room

Offering excellent proportions, this dual aspect sitting room has a log burner



set upon a slate hearth.

#### Dining Room

A room of good proportions, under stairs cupboard and French patio doors opening on to the conservatory.

#### Conservatory

uPVC glazed with ceiling fan, power, radiators and southerly aspect overlooking the garden.

#### Utility Room and W.C

With tiled floors and accessed from the garden terrace, there is plenty of shelving, worktop over space and plumbing for a washing machine, tumble dryer. Separate W.C.

#### Garage and Office

Attached and with high pitched roof for storage is a large garage with concrete floor, power and workshop at the rear. Behind the garage is a home office with built in workstation, shelving, power, heating and lighting laid on.

#### First Floor

Galleried landing with window overlooking the garden and over rural views to the iconic Bembridge Windmill.

#### Bedroom 2

Double bedroom with built in wardrobes and an en-suite shower room/W.C.

#### Loft Room

Currently arranged as a library, this converted loft space also has a large adjacent loft area for under eaves storage.

#### Outside

Particularly pretty gardens extend in a south, south westerly aspect and are enclosed to the rear. Crossfield benefits from a large plot including an excellent terrace behind a pond and large palm tree with mature beds bordering the lawn each side incorporating a variety of plants and fruit trees. At the foot of the garden are a range of mature Oak trees beyond the boundary and an outlook onto grazing fields, a summer house, green house and large corrugated tin workshop at the foot of the garden. There is plenty of parking at the front of the property on a horseshoe graveled driveway with in and out access.

#### Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler located in the loft and delivered via radiators in every room including the Home Office.

#### Tenure

The property is offered freehold.

#### Council Tax

Band E

#### EPC Rating

D

#### Postcode

PO35 5UW

#### Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard

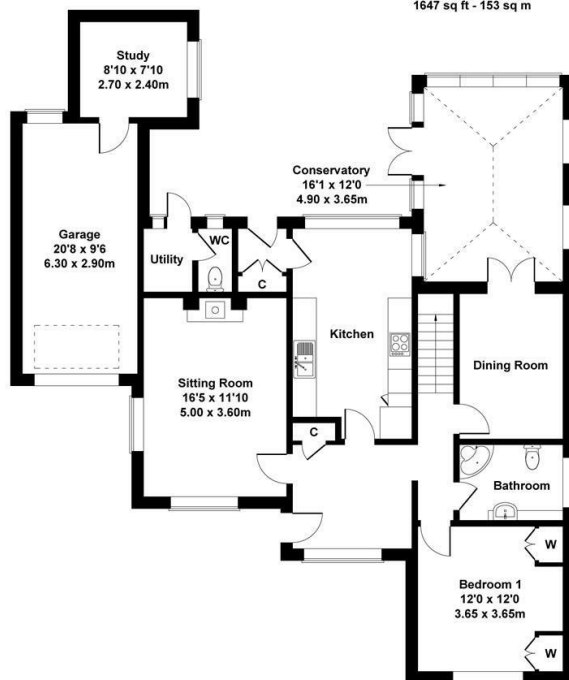




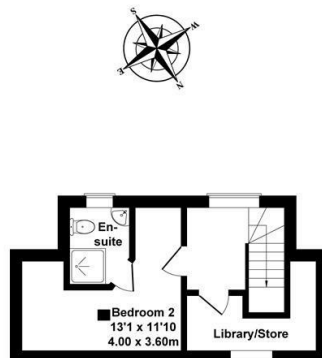


## Crossfield

Approximate Gross Internal Area  
1647 sq ft - 153 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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