

SPENCE WILLARD



Evenlode, Swains Road, Bembridge, Isle of Wight









# Evenlode

SWAINS ROAD, BEMBRIDGE, ISLE OF WIGHT

*A distinguished, architect-designed family home offering over 4,500 sq ft of superbly appointed living space in one of Bembridge's most desirable coastal locations*

**7 BEDROOMS INCLUDING A SELF-CONTAINED ANNEXE WITH LIVING AREA / WORKING SPACE**

**ARCHITECT-DESIGNED WITH EXCEPTIONAL QUALITY THROUGHOUT**

**LUXURIOUS PRINCIPAL SUITE WITH DRESSING ROOM AND SPACIOUS EN-SUITE**

**STRIKING HAND-CARVED CENTRAL STAIRCASE AND BESPOKE CARPENTRY**

**BEAUTIFULLY LANDSCAPED PRIVATE GARDENS**

**PRIME LOCATION ON THE SOUGHT-AFTER SWAINS ROAD**

## **BEMBRIDGE**

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a bakery and several good restaurants as well as a new a 'Scandi' coffee shop. 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). Located close to the eastern most point of The Island. Bembridge Harbour has extensive mooring facilities and two sailing clubs. There are wonderful coastal walks and sandy beaches directly accessible from the property, in addition to a shallow haven, perfect for swimming, kite-surfing and beach-combing.

## **THE ISLAND**

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Isle of Wight has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

The Island is also an international sailing mecca with many events throughout the season, the most famous of which is Cowes Week. In addition, there are many premier yacht and sailing clubs including nearby Bembridge Sailing Club and Brading Haven Yacht Club.

**VIEWING:**

**BEMBRIDGE@SPENCEWILLARD.CO.UK   01983 873000   WWW.SPENCEWILLARD.CO.UK**



## EVENLODE

Evenlode is a distinguished, architect-designed family home offering over 4,500 sq ft of superbly appointed living space in one of Bembridge's most desirable coastal locations. Constructed in 2013, the house blends classic design with contemporary comforts, featuring elegant natural materials, bespoke cabinetry, and beautifully finished interiors throughout.

A signature feature is the bespoke, hand-carved staircase that rises through the heart of the home. The property is arranged over three floors and includes six generous double bedrooms—three with en suites—and a separate, self-contained annexe ideal for guests or use as a home office.

Open-plan living spaces are designed for seamless flow and entertaining, including a striking kitchen/dining/living area with a breakfast bar island, natural stone flooring, black marble worktops, and multiple sets of patio doors opening onto the gardens. Additional reception rooms include a formal drawing room, a cosy family snug, and a study with bespoke library shelving.

Energy efficiency is integral to the design, with underfloor heating throughout, high-quality timber-framed double glazing, solar panels, and a Tesla battery storage system.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE** A covered storm porch with a lead roof shelters the panelled front door, which opens into a spacious vestibule—ideal for coats and boots.

**HALLWAY** The entrance hall features natural stone flooring with underfloor heating, continuing through to the kitchen. At its centre, a bespoke hand-carved staircase with black spindles forms a striking focal point, rising through all three levels of the house.

**OPEN-PLAN KITCHEN, DINING & LIVING AREA** Enjoying dual-aspect garden views and a bright southerly orientation, this generous open-plan space is both functional and stylish. The architect-designed kitchen includes a large breakfast island, black marble worktops, integrated full-height fridge, freezer, and larder cupboard. The living and dining area is framed by four sets of patio doors, creating a seamless connection with the garden. A raised fireplace with a concrete hearth, and a built-in full-height drinks and crockery cupboard, complete the space.

**STUDY** Overlooking the garden, the study includes bespoke library shelving to all walls, offering an ideal workspace or reading retreat.

**DRAWING ROOM** Elegant and well-proportioned, this formal reception room features seagrass carpet, a large open fireplace with iron grate and marble surround, and French doors leading out onto the southwestern lawn.







**FAMILY ROOM / SNUG** A cosy and informal living space with floating birch ply shelving, a wall-mounted TV, and a window overlooking the front elevation.

**UTILITY, CLOAKROOM & SHOWER ROOM** The well-equipped utility room includes marble worktops, a stainless-steel sink, fitted storage, and plumbing for a washing machine, tumble dryer, and secondary dishwasher. A generous cloakroom and a separate shower room enhance practicality, particularly for returning from the garden or beach.

#### FIRST FLOOR

A hand-carved mahogany banister leads to a bright, galleried **LANDING** serving four spacious double bedrooms. The **PRINCIPAL SUITE** enjoys dual-aspect windows, a large walk-in **DRESSING ROOM**, and a luxurious **EN-SUITE** with underfloor heating, a walk-in shower, twin stone-topped basins, WC, and a panelled bath. **TWO FURTHER BEDROOMS** benefit from en-suite **BATH OR SHOWER ROOMS**, while the fourth—currently used as a **STUDY**—features custom shelving and wardrobe storage, and can connect to the principal suite if desired.





## SECOND FLOOR

With plenty of natural light from a central roof lantern, the second floor comprises two further generous **DOUBLE BEDROOMS**, a shared **SHOWER ROOM**, and a separate **WC**. A very spacious **LANDING** area with built in under eave storage area.

## GARAGE & SELF-CONTAINED ANNEXE

Above the detached double garage is a well-appointed annexe comprising two rooms with dual-aspect windows and seagrass flooring, currently arranged as a home office and guest bedroom. A ground-floor shower room and a separate storage area that sits behind the garage, currently used for bike storage, offering excellent flexibility for guests, work, or ancillary accommodation.

## GROUNDS & GARDENS

Surrounded by expertly landscaped gardens offering year-round colour and privacy. Predominantly laid to lawn, the grounds include well-stocked flower beds, a variety of herbaceous borders, specimen trees—including a mature maple—and sculptural pleached hornbeams that create an elegant entrance to the private garden. A natural stone path with herringbone brick detailing links multiple terraces, perfectly placed to enjoy the sunny southerly aspect. The original planning consent includes approval for a swimming pool on the southeastern lawn. A gravel driveway in front of the garage provides ample parking and turning space.

## ADDITIONAL INFORMATION

**SERVICES** Mains electricity, water, gas and drainage. Heating delivered via underfloor heating provided by a gas fired boiler and unvented cylinder with ancillary water reservoir located in the plant room in addition to a water softening system. Electricity is supplemented by 4.5 KW generated by solar roof panels with a Tesla storage battery cell.

**TENURE** The property is offered Freehold

**EPC** Rating B

**COUNCIL TAX** Band G

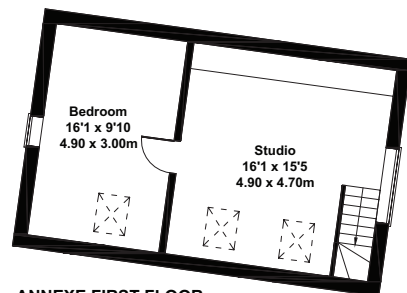
**POSTCODE** PO35 5XS

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

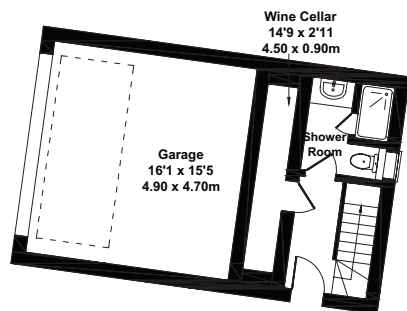


## Evenlode

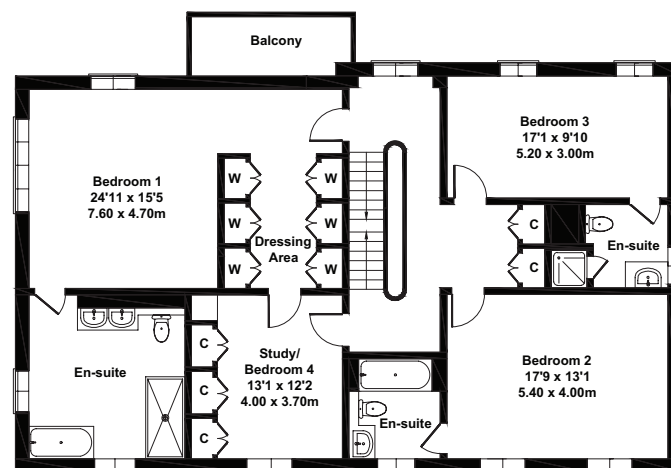
Approximate Gross Internal Area  
Main House = 4585 sq ft - 426 sq m  
Garage = 269 sq ft - 25 sq m  
Total = 4854 sq ft - 451 sq m



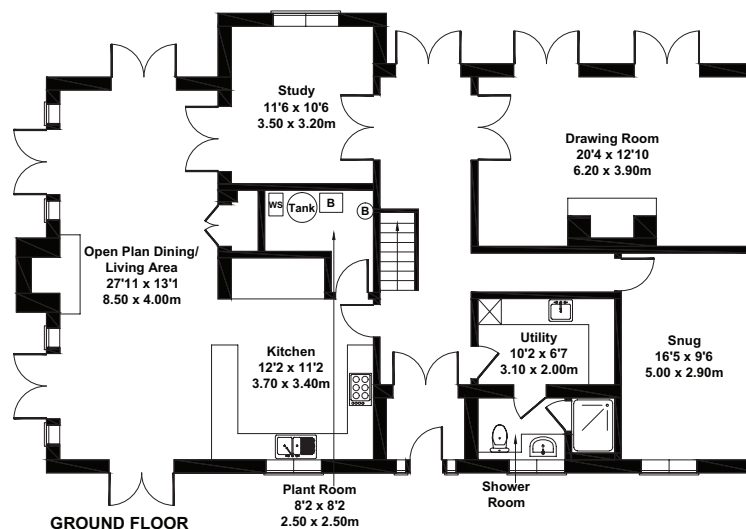
ANNEXE FIRST FLOOR



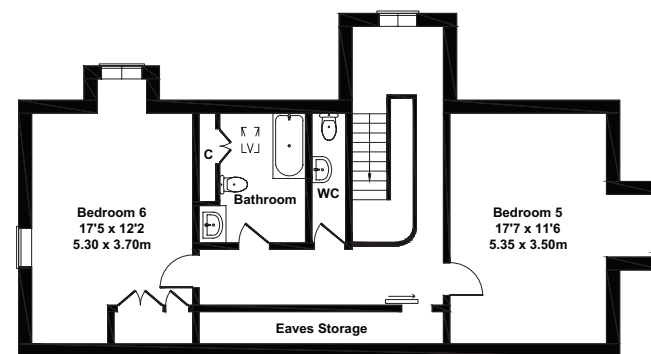
ANNEXE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



SECOND 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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