

SPENCE WILLARD



Sandy Lodge, Lane End Close, Bembridge, Isle of Wight, PO35 5UF

A beautifully extended and comprehensively renovated family home offering high-specification interiors, impressive open-plan living spaces, landscaped gardens and a prime central Bembridge location.

VIEWING

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



Sandy Lodge has undergone an extensive transformation, including a substantial rear extension to create an exceptional open-plan kitchen, dining and living area – the true heart of the home. Now offering approximately 300m² of accommodation, the property provides a superb layout ideally suited to modern family living. Features include a spacious reception hall, large sitting room, dedicated study, playroom/TV room, utility, and a striking open-plan kitchen with bi-fold doors to the garden. The first floor offers four generously proportioned double bedrooms and three stylish bathrooms, including two ensembles. The principal suite enjoys a south-facing aspect, walk-through dressing area, and luxurious shower room. Interior finishes have been completed to a superb standard with classic wall panelling, natural stone flooring, and contemporary fittings throughout. Modern upgrades include all new uPVC double glazing, a new heating system, electrical rewire, and elegant bi-fold doors connecting the indoors to the landscaped garden.

Location

Ideally situated within walking distance of Bembridge village centre and just moments from Lane End beach and the coastal path, Sandy Lodge enjoys easy access to Bembridge Harbour, Culver Down and local favourites such as The Crab and Lobster Inn. Bembridge is renowned for its exceptional scenery, sailing facilities and coastal lifestyle, with miles of downland for walking, a lively harbour with two sailing clubs, and a vibrant village centre. Amenities include independent shops, an excellent fishmonger, butcher, cafés and restaurants. The nearby towns of Ryde (7 miles) and Newport (13 miles) provide a wider range of shopping and services, with high-speed ferry and hovercraft connections to Portsmouth from Ryde offering travel to the mainland in under 10 minutes.

Accommodation

Ground Floor

Entrance

An attractive vaulted storm porch with buff limestone paving leads to a solid timber front door and side access.

Hallway

A welcoming reception space with a vaulted ceiling and Velux window flooding the space with natural light. Limestone flooring flows throughout the hallway and into the main living space. Cloakroom with WC and panelled walls; plant room housing utilities.

Open-Plan Kitchen, Dining & Living Room

An outstanding family space ideal for entertaining, featuring a handmade two-tone kitchen with natural stone worktops, a large central island with inset sink, and a range of bespoke cabinetry. Integrated appliances include a full-height fridge, freezer, and dishwasher, with space for a range-style cooker and extractor. The living area features a Charnwood log-burning stove and bi-folding doors opening onto the terrace and gardens.

Utility Room

Fitted with a Butler sink, additional worktops, under-counter units, and plumbing for washing machine and dryer.

Playroom / TV Room

A versatile family room with good proportions and a side aspect.

Sitting Room

A generous formal sitting room with dual aspect, bay window, decorative wall panelling, and soft carpeting.

Study

A cleverly concealed study area within the panelled wall of the sitting room, enjoying a front-facing bay window.

First Floor

A wide landing with mid-height wall panelling leads to four spacious double bedrooms and three bathrooms. The family bathroom includes a freestanding roll-top bath, walk-in shower, vanity unit and WC. Bedroom two benefits from an en-suite shower room, while the principal suite features a walk-through dressing area, en-suite, and large south-facing window with plantation shutters.

Services

Mains electricity, water and drainage. Gas-fired central heating with unvented cylinder located in the plant room and radiators throughout.

Outside

Sandy Lodge is set behind brick pillars and a large gravelled driveway offering ample parking. A gated side path provides access to the rear garden, which includes a spacious terrace ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn, with mature planting, a summerhouse, and garden shed. A private side courtyard offers practical storage with bin store, outdoor shower, and access to a two-part outbuilding currently arranged as a gym and bike store/workshop.

Tenure

The property is offered freehold.

EPC Rating

TBC

Council Tax

F

Postcode

PO35 5UF

Viewings

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







Sandy Lodge

Approximate Gross Internal Area
3154 sq ft - 293 sq m



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.
Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.