

SPENCE WILLARD



The Orchard, Swains Road, Bembridge, Isle of Wight





The Orchard

SWAINS ROAD, BEMBRIDGE, ISLE OF WIGHT

A substantial and well-appointed family home, set in secluded landscaped gardens and located just a short walk from Swains Beach. The property offers spacious and versatile accommodation over three floors, including six bedrooms, a generous open plan living area, and an indoor swimming pool complex.

- STUNNING AND SUBSTANTIAL FAMILY HOME IN PRIME COASTAL LOCATION
- OPEN PLAN LIVING WITH HANDMADE KITCHEN AND MULTIPLE RECEPTION AREAS
 - 6 GENEROUS DOUBLE BEDROOMS OVER THREE FLOORS
 - HEATED INDOOR SWIMMING POOL AND GYM COMPLEX
- BEAUTIFULLY LANDSCAPED GARDENS WITH OUTDOOR ENTERTAINING SPACES
- DETACHED DOUBLE GARAGE, WORKSHOP AND EXTENSIVE GATED PARKING
 - ENERGY-EFFICIENT WITH GROUND AND AIR SOURCE HEAT PUMPS
 - RAINWATER RECYCLING SYSTEM FOR ECO-FRIENDLY LIVING

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The Orchard is located at the end of a private lane off Swains Road, offering a quiet and private setting with easy access to the nearby beach and coastal paths. Originally built in the 1930s, the house retains character features and has been extended and improved to suit modern family living.

The accommodation is arranged over three floors, with a flexible layout that includes six double bedrooms, five bathrooms and generous living space on the ground floor including a Cloakroom W.C. and plenty of utility space. The open-plan kitchen/dining area has been fitted with a bespoke handmade kitchen, incorporating high-quality appliances and finishes. French doors lead from both the sitting and dining areas to the garden.

A separate snug, utility spaces, and a pool complex complete the ground floor. The indoor pool and gymnasium has changing facilities, and opens onto the garden via glazed doors.

Upstairs, the principal bedroom includes a dressing room and ensuite bathroom. Two further bedrooms on this floor also have ensuite or private bathroom and shower room access. The second floor provides three more bedrooms, a shower room, and a separate WC.

LOCATION

Tucked away at the end of a private lane off Swains Road, The Orchard offers peace and privacy within easy reach of the beach and village amenities. Swains Beach is moments away, while the charming village centre of Bembridge – with its range of independent shops, cafés, butcher, fishmonger and farm shop – is within walking distance. Coastal paths, Bembridge Harbour and two sailing clubs add to the area's strong lifestyle appeal. High-speed passenger links to Portsmouth (22 mins) from Ryde are just 7 miles away.





ACCOMMODATION GROUND FLOOR

A covered archway with lantern and timber door opens into a welcoming **LOBBY** with **CLOAKROOM/W.C.** and deep storage cupboards.

OPEN PLAN KITCHEN / DINING / SITTING ROOM The heart of the home, this beautifully remodelled open space features a bespoke handmade kitchen with oak and granite worktops, Everhot double oven, American-style fridge/freezer, wine chillers, integrated appliances and high-end fixtures including a ceramic sink with InSinkErator and boiling water tap.

The dining area flows into the sitting room, both enjoying French doors opening onto the gardens. Fireplaces anchor either end of the space, including a striking original open fireplace with slate hearth.

INDOOR SWIMMING POOL & GYMNASIUM

A standout feature of the property, the 12-metre heated indoor pool was re-tiled in 2015 and benefits from a recently updated heating system powered by air and ground source heat pumps. Large aluminium doors open onto the gardens, while two changing rooms include showers and WCs.



FIRST FLOOR

The first floor includes three generous **DOUBLE BEDROOMS**, two with **ENSUITE BATHROOMS**, as well as a **FAMILY BATHROOM** and additional **SHOWER ROOM**.

The **PRINCIPAL SUITE** enjoys a beautifully finished dressing room with built-in storage and an ensuite with twin stone-topped vanities, panelled bath with shower over, WC and heated towel rail.

SECOND FLOOR

The top floor features a further three **DOUBLE BEDROOMS** with cleverly integrated eaves storage, serviced by a central **SHOWER ROOM** and separate W.C.

OUTSIDE

The Orchard sits within beautifully landscaped gardens, screened from the road behind electric gates. The driveway offers ample parking and turning space, with additional room for a boat or trailer. Gardens are rich in colour and areas of interest, featuring deep well stocked borders, specimen trees, agapanthus, lavender, and wisteria.

A large sunny deck and York paving terrace offer ideal spaces for outdoor dining and relaxation, with a stylish 'Breeze House' covered seating area.

To one side of the property is a detached **DOUBLE GARAGE** with sectional door, extensive loft storage, and a hidden rear **WORKSHOP** with power and lighting.

Across the approach lane is an additional gravelled garden area with raised vegetable bed kitchen garden and a summerhouse/garden store and additional parking.

ADDITIONAL INFORMATION

SERVICES Mains electricity, water, drainage, heating provided by air source and ground source heat pumps, located in the plant room in the pool complex and delivered via a mix of under floor heating and radiators. There is also a water recovery system whereby collected rainwater is reused to flush toilets and irrigate the gardens and the heating has the ability to be switched between air and ground source, powered as required. There is a large insulated loft space with two access hatches.

EPC Rating D

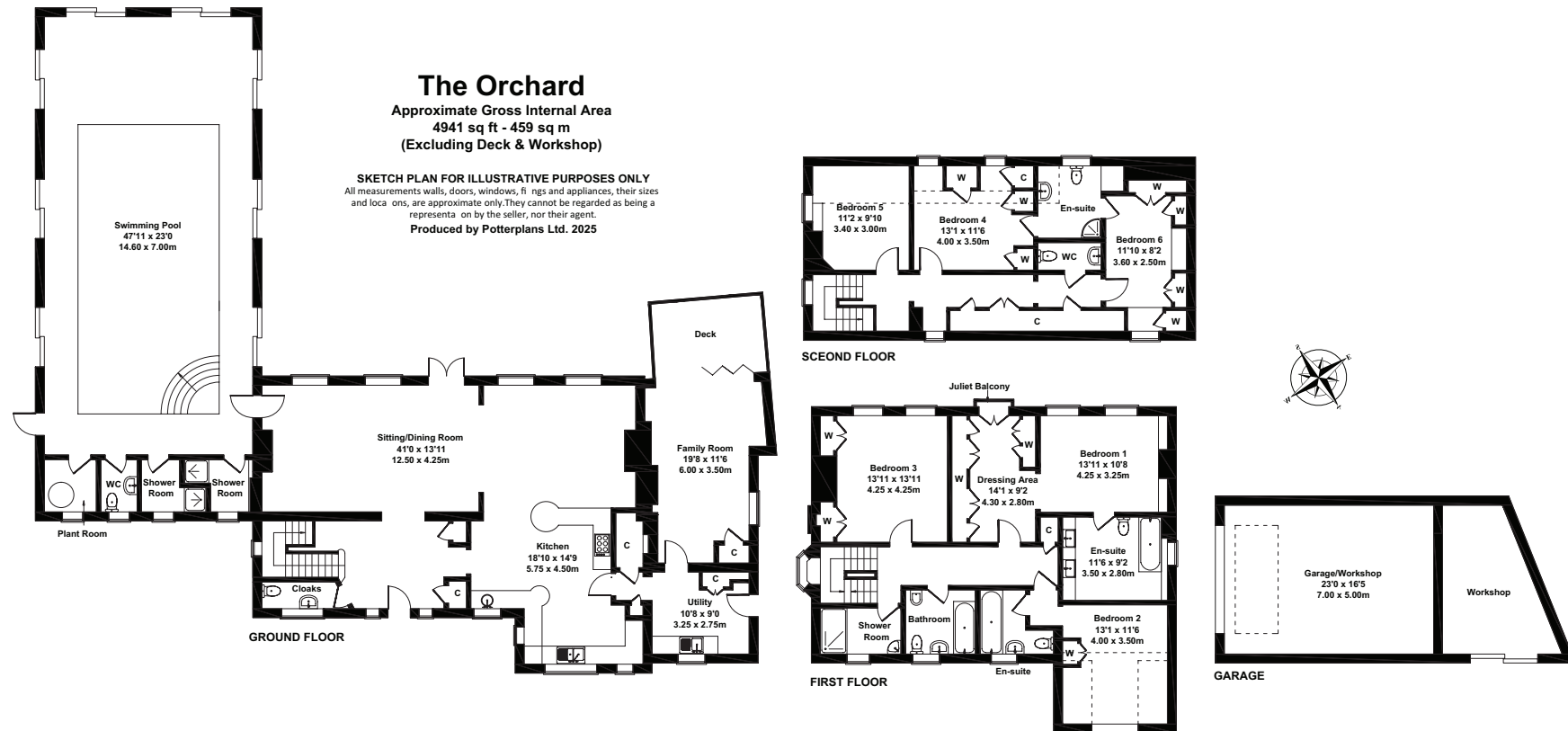
COUNCIL TAX Band G

TENURE The property is offered Freehold

MISCELLANEOUS The access lane to neighbouring properties is co-owned between the 4 residents with maintenance of the road surface and hedge shared.

POSTCODE PO35 5XR

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





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.