

SPENCE WILLARD



Mayfield, Dennett Road, Bembridge, Isle of Wight, PO35 5XB

A charming period home with character and modern touches offering four bedrooms including a ground floor ensuite, off-road parking and private gardens.

VIEWING

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Mayfield is situated in the heart of Bembridge Village, conveniently located for local shops, scenic walks, and village amenities. The property is well-appointed with generous reception space, including a newly constructed aluminium-glazed dining room overlooking the garden, a separate kitchen, and a large sitting room with a log-burning stove. Accommodation extends to four bedrooms and two bathrooms, including a snug/bedroom 4 with an en suite shower room on the ground floor. Upstairs there are three generous bedrooms and a bathroom. A gravelled driveway provides off-street parking, and the rear garden is particularly private, with a large terrace for outdoor dining and entertaining and a garden shed.

The village of Bembridge 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, a refillery and vibrant coffee shop. Bembridge Harbour has extensive mooring facilities and two sailing clubs. There are wonderful coastal walks, and sandy beaches directly accessible from the end of Ducie Avenue. The beaches are perfect for swimming, kite-surfing, paddle boarding and beach-combing. 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) where there are fast passenger Ferry and Hover to Portsmouth and Southsea connecting with trains to London Waterloo. Car Ferry crossings available from Fishbourne (10 miles) where island residents are able to benefit from significant discounts by using a 'multi-link' ticket.

Accommodation

Ground Floor

Original timber entrance door with glazed fanlight. Floorboards run throughout the sitting room and kitchen, adding character and charm.

Sitting Room

A generous reception space with a bay window overlooking the front and southerly aspect. The room features a Charnwood log-burning stove set on a slate hearth, complemented by traditional skirting boards and picture rails.

Kitchen

A spacious kitchen with free-standing stainless steel units, a stainless steel sink with mixer tap, and space for a range cooker, fridge freezer, and dishwasher. Additional storage within an understairs cupboard, shelving, and coat hanging space are provided, along with plumbing provisions for a washing machine.

Dining / Garden Room

Positioned at the rear of the house, this newly built aluminium-glazed room features a luxury vinyl tile floor and modern electric radiators. The space benefits from abundant natural light, and a cupboard houses the modern Vaillant combination boiler.

Bedroom 4 + Ensuite / Snug

With double glazed doors to the garden room this ensuite bedroom features a cleverly integrated shower room and W.C. behind a pocket door. The room would also make an excellent snug, TV room or home office.

First Floor

Stairs rise to a landing with original fireplace and painted wooden floorboards. The first floor comprises three bedrooms: a generous principal bedroom with vanity unity wash basin and a built-in wardrobe that could potentially be converted to house an ensuite. There is also a bay window with southerly aspect. A second bedroom overlooks the garden, and a smaller third bedroom with rear views toward mature trees. The family bathroom includes a large bath with shower over with tiled surround, wall-mounted wash basin, W.C., and heated towel rail.

Outside

The front garden features a gravelled driveway providing off-street parking. The rear garden is fully enclosed and private, with mature trees along the boundary, a large terrace for entertaining, and a small garden shed.

Services

Mains electricity, water, and drainage. Heating is provided by a gas-fired boiler with radiators, complemented by electric programmable radiators in the glazed dining room. WightFibre broadband is available at the property.

Additional Information

Mayfield has been successfully arranged and offered as a holiday let and complies with current holiday letting standards for fire safety. Details of holiday letting available via the agent. Some contents may be available by separate negotiation.

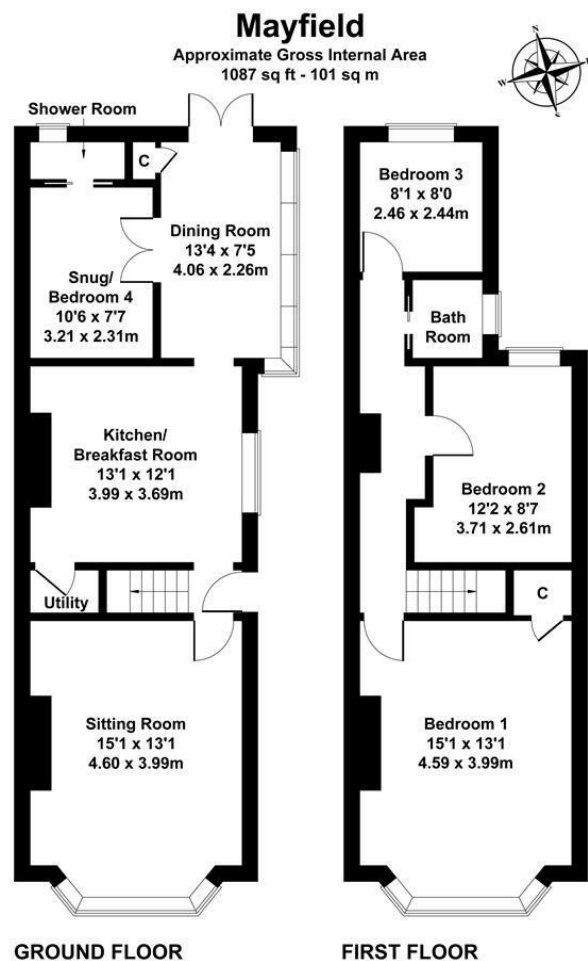
Council Tax : Band C

EPC Rating: D

Postcode: PO35 5XD

Viewings: Viewings strictly by appointment with the selling agents Spence Willard.





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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