

SPENCE WILLARD



Hampton House 57 Foreland Road, Bembridge, Isle Of Wight, PO35 5UA

A substantial premium family home nestled within its own private plot in a central location and offering an impressive package to include ancillary accommodation, garaging and a swimming pool with superb outdoor entertaining space.

VIEWING

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Completed in 2020, Hampton House is a bespoke artisan build using skilled trades and a high specification finish to create a stunning executive property boasting a wealth of accommodation, unique features and character. Following a traditional Bembridge design of pebble rendered elevations beneath a terracotta tile roof with sash casement windows, shutters, high ceilings and veranda over the front entrance. It is an exceedingly attractive home boasting a range of modern comforts including underfloor heating, air conditioning, integrated audio and vacuum system and laundry chute and the peace of mind of the balance of a 10 year builders warranty. The house flows from a superb entertaining space, kitchen, dining and living area where there are four great reception rooms connected, two of which open to the garden all centred around the swimming pool area. The accommodation extends up to five bedrooms and six bathrooms, four of which are ensuite and a room over the double garage with ensuite shower room and a separate self-contained annexe. In addition there is a workshop and plenty of off-road parking on a driveway at the end of a fence and hedge lined approach with video entry gates.

The house is centrally located within Bembridge village, yet tucked away behind its key operated gates and the house itself sits in a very quiet position surrounded by gardens and privacy provided by fencing and mature hedgerow. Bembridge boasts a good range of shops including a butcher, florist, bakery, refillery, delicatessen and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The FastCat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation
Ground Floor

Entrance
A Wisteria clad veranda covers an impressive doorway with bespoke timber door and glazing surround.

Porch

With clad walls, tiled floors and shoe cupboard.

Open Plan Kitchen / Breakfast and Living Area

This superb central space has views through to the pool and comprises a seating area and breakfast bar dining space set within a superb kitchen, boasting a wealth of under counter and wall mounted storage units, with natural stone tops over and stone inglenook with a gas fired grey Aga with electric companion along with inset shelving and mirrored splashback. There is also a deep larder cupboard and a range integrated appliances to include double oven/microwave grill, two dishwashers, wine fridge, waste disposal and instant hot Kettle tap and three integrated fridges with a full height matching freezer. Parquet floors run throughout the main area and a reclaimed brick flooring within the kitchen.

Drawing Room

A room of excellent proportions with dual aspect windows and plantation shutter blinds. Wood panelled walls and ceiling with a television inset above an open fire with raised hearth and stone formed mantle.

Dining Room

Semi open plan to the reception space with glazed arch, the dining room has a mix of wood panelling, fabric detail and window overlooking the side aspect and doors through to the garden room.

Garden Room

With pebble effect floor this is a particularly versatile and light space with double roof lantern and bi-folding doors to the garden is currently arranged as an additional family snug.

Games Room

With central ceiling fan, fitted dart board and twin lanterns this light space is currently set up as a games room opening to the garden.

Study

With partially panelled walls and a range of storage cupboards and windows overlooking the side aspect.

Cloakroom

W.C. with raised cistern, mid height tongue and groove clad walls and vanity unit wash basin.

Utility Room

Space and plumbing for two washing machines and two tumble dryers on a raised plinth set within a wealth of shaker style storage units. There is also a butler sink with mixer tap and shower head over. Cupboard housing 'Laundry Jet' laundry chute collection tray and cupboard housing water softener and 200l unvented heating cylinder.

First Floor

Stairs with oak rail and strings rise to a mid-landing which splits to the master suite on one side and three bedrooms on another. This principal suite enjoys views over the garden with walk-in dressing room fitted with a range of shelving and cupboards, airing cupboard and pocket doors leading to a luxurious ensuite with shower, W.C. roll top bath, bidet, heated towel rail and twin vanity unit wash basin. Across the landing are three double bedrooms, all with built in wardrobe storage and ensuite shower and bathrooms, air conditioning and A/V connectivity.





Annexe

The self-contained annexe occupies a position on the eastern side of the house and is a timber structure with very sunny outdoor space and a bedroom, kitchen and bathroom composition. Separately accessed this can provide ancillary accommodation or letting income.

Outside

The focal point and unique part of this house is the beautifully finished and well-equipped gardens and pool complex extending to the rear, starting with a covered outdoor seating, dining and entertaining area with open fire, television on a remote contractable slider and outdoor kitchen, sink and BBQ area, with extractor hood over. Beyond the paved seating area is a stunning swimming pool with water feature, lighting and sunken sun lounge area. There is an integrated circular hot tub and pergola at the rear with two lawn areas each side with underground sprinkler. The gardens are landscaped and well planted with box hedging along the approach and various Cypress, Olive and Eucalyptus specimen trees. Tucked away to the side is a pent roof shed housing pool filtration pump and boiler. At the side of the drive is an additional workshop with outdoor lighting camera system.

Garage

Double garage with automated up and over doors, tiled flooring, lighting and kitchen worktop and cupboards to the rear. 'PodPoint' car charging point and electric consumer unit. Above the garage is a room with ensuite bathroom consisting of vanity unit wash basin with stone top and shower room with W.C. (this room is separately accessed from the outside, from a door by the garage).

Services

Mains electricity, drainage and water. Heating is provided by gas fired boiler and delivered underfloor.

Council Tax

Band G

EPC Rating

B

Tenure

The property is offered Freehold

Postcode

PO35 5UA

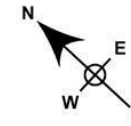
Viewings

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





Hampton House
 Approximate Gross Internal Area
 House - 3940 sq ft - 366 sq m
 Garage - 495 sq ft - 46 sq m
 Cabin Annex - 334 sq ft - 31 sq m
 Workshop - 129 sq ft - 12 sq m
 Total - 4898 sq ft - 455 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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