



MANDALAY

The Grove, Bembridge, Isle of Wight, PO35 5AE



MANDALAY

The Grove • Bembridge • Isle of Wight • PO35 5AE

An Executive House in an exclusive private position in the centre of Bembridge, with Elegant Landscaped Gardens, Double Garage, stunning views of the harbour and retaining the remainder of the NHBC Warranty.

Ground Floor

Porch | Entrance Hall | Kitchen/Dining Room/ Sitting Room | Lounge | Office | Bedroom 6 | En Suite Shower Room/ WC

Utility/ Boot Room | W/C | Double Garage

First Floor

Master Bedroom Suite | En Suite Bathroom with Bath and Shower | Dressing Room | Two Double Bedrooms, one with En Suite Shower Room | Family Bathroom | Landing

Second Floor

Two Double Bedrooms, one with sliding glazed doors onto a Balcony with stunning views over Bembridge Harbour

In all 3778 sq ft (351 sq m)

Gardens and Grounds

Terrace overlooking landscaped garden | Large Garden Shed | Paved Driveway | Laid to lawn Grounds

In all 0.44 ac (0.18 ha)

Guide Price: £1,700,000

LOCATION

Mandalay is located in Bembridge on the east coast of the Isle of Wight. It is one of five executive style houses within a private and secluded new development only a few minutes walk from the village centre and beaches. Bembridge is famous for sailing, with two sailing clubs within the harbour. There is a wealth of coastal walks nearby, including to Priory Bay and Seaview. Bembridge Primary School is highly regarded within the area and the Island's leading private school, Ryde School with Upper Chine, is only eight miles away.



THE PROPERTY

Mandalay was built in 2018 by award winning contractors, D Farrow Developments. The style is neoclassical and features typical architectural elements such as a curved internal wall and a portico.

The house sits centrally across a double plot with a large paved driveway at the front and a large garden at the rear. From the property there is direct pedestrian access to the beaches at Ducie Avenue and The Point. The interiors offer luxury and comfort, bespoke carpentry and premium fixtures and fittings throughout. Mandalay is designed to meet the needs of a growing family and is the perfect home for entertaining.



GROUND FLOOR

Portico

A formal pillared portico provides a grand sense of arrival at the front door of Mandalay.

Entrance Hall

The central entrance hall, featuring a bespoke oak and wrought iron staircase which spirals upwards through the three floors of the house. An internal curved wall leads to the reception rooms.

Kitchen/Dining Room/Sitting Room

The kitchen is a large open plan space with both dining and sitting areas. The central buttermilk island and cabinetry has corian worktops and the full-height glazed sliding doors lead to an outside terrace and garden with views of Bembridge Harbour and the Solent beyond.

Lounge

The main lounge is double-aspect with a vaulted ceiling and gas fireplace.

Office

An office is situated at the front of the house with useful built-in storage.

Snug/ Bedroom 6

This reception room has the flexibility of being a snug, playroom or an additional ensuite bedroom (Bedroom 6).

Utility/Boot Room/WC

Off the kitchen there is a utility and boot room with adjoining WC. From here the garage can be accessed internally.



FIRST FLOOR

Landing

A stunning spiral oak staircase opens out onto a generous landing with large windows providing light and views of the driveway entrance.

Master Suite

Comprises a double bedroom with an en suite bath/shower room with roll-top bath and a large dressing room with in-built cupboards on both sides. Stunning views of Bembridge Harbour can be seen from the large bedroom windows.

Bedroom 2

A double bedroom with an ensuite shower room with views over the front driveway and beyond.

Bedroom 3

A double bedroom with glorious views of the Bembridge coastline.

Family Bathroom

This is a generous bathroom with both a bath and shower.

The bathrooms have bespoke made vanity units with marble tops.



SECOND FLOOR

Bedroom 4

A large double which can be used alternatively as a media or entertaining space, with sliding doors onto a generous balcony leading the eye over treetops and rooftops, across the sea and to the south coast of England in the distance.

Bedroom 5

A double bedroom with double-aspect.



THE GARAGE

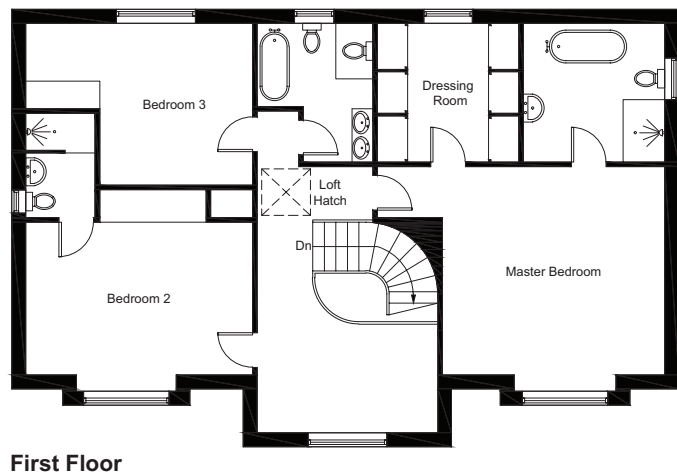
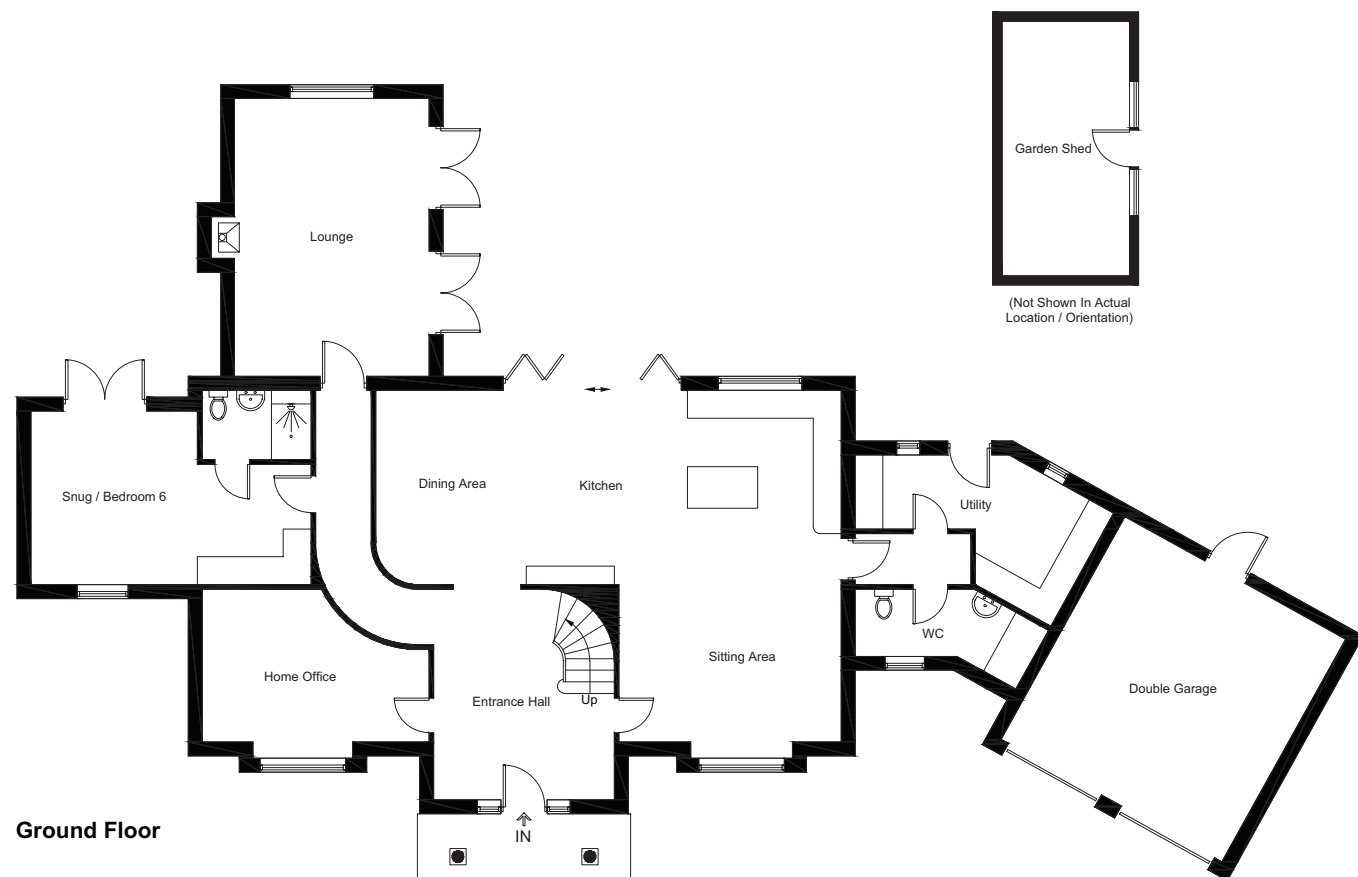
The attached double garage has room for two cars and is plumbed and wired for alternative uses. It has electric up-and-over doors and a boarded loft above.

GARDENS AND GROUNDS

The garden is on two levels and wraps around two sides of the house, with laurel hedging at the boundary edges. Very tall trees are dotted across the lawn in all directions. There is a large garden shed to the east which is currently used for storage but is wired ready for connection. At the bottom of the garden there is a gate for access onto the adjoining pathway, leading to the centre of the village.



Mandalay
Not to Scale



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

None across the property.

Services

Mains electric and water, gas central heating, and mains drainage. Underfloor heating throughout the ground floor and bathrooms upstairs.

Broadband

BT broadband

Mobile/Internet Coverage

Good indoor and outdoor.

Tenure

Freehold with vacant possession.

Planning

The property is not listed but lies within the Isle of Wight National Landscape (formerly AONB)

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

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v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Warranty

Retains the remainder of NHBC warranty which expires end June 2028.

Construction

Stone. Built in 2018

Local Authority

Isle of Wight Council

Council Tax Band

Band G

Postcode

PO35 5AE

EPC

B

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

Directions

From the centre of Bembridge, turn right off the High Street into Church Road. Turn left into King's Road and half way down the hill turn right into The Grove. Follow the road round to the left. Mandalay is located on the left behind a high laurel hedge with a brick pillared entrance at the far end of this.



Isle of Wight

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