



25 Woodland Grove
Bembridge | Isle of Wight | PO35 5SG

FINE & COUNTRY

Seller Insight

“ This delightful family home could not be in a better place, with Bembridge maintaining village status whilst offering an array of small, independent businesses, from farm shops to home décor; plus there's a Boots pharmacy and a Co-op for general groceries.

Additionally, there is a highly sought after primary school, GP, vets and post office. Bembridge Sailing Club has a long-established reputation dating back to the 1950's when it was an exclusive party venue amongst the upper echelons of London society.

Nowadays Bembridge has lost none of its exclusivity and is still a yachting haven and popular mooring spot. However, it is also a thriving fishing village, with the local restaurants, including 'The Crab and Lobster', 'The Best Dressed Crab Ltd' and the 'Beach Hut Seafood Kitchen and Bar', amongst others serving the freshest, highest quality local seafood.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

25 Woodland Grove

Set in a generous plot extending nearly half an acre down a quiet cul-de-sac, this delightful three-bedroom property is ideally situated in the heart of the 2019 National Village of the Year winner and affluent, quintessential English coastal village. This spacious bungalow has been extended and adapted over the years in a way that has maximized rooms and potential living space, resulting in a large family home with all the benefits of bungalow living.

There's a clear separation between the living areas and the bedrooms, which is advantageous when all on one floor, and each area has its own bathroom – one with a bathtub in the bedroom wing and the other a shower room in the living area. The bedrooms themselves are all generously proportioned doubles, two of which enjoying the added bonus of integrated wardrobes. Bedroom one boasts French doors leading outside onto a delightful patio – the perfect way to prepare for the busy day ahead, enjoying your morning coffee alfresco in this tranquil spot overlooking the beautiful garden.

The living areas are numerous and include a good-sized lounge / dining room with plenty of natural light from the gently curved bay windows, plus for additional seating there's the spacious sun room immediately adjacent. Some clever, practical decisions have been made with the layout, such as converting a fraction of the ample double garage space into a sizeable utility room, thereby creating a kitchen that's focus can be on culinary creativity without compromising on cupboard or appliance space for washing machines and tumble dryers nor the noise that accompanies them. Meanwhile, the remaining one and a half garages provide a workshop plus storage space as well as parking in addition to the driveway parking for multiple vehicles.

The gardens wrap around the property, creating a delightful, paved courtyard garden leading directly from the kitchen - a pretty spot for alfresco dining - in addition to the main garden at the rear. This huge area is a gardener's delight with mature, established flower and vegetable beds, various trees plus lawn area, as well as a large patio. Additionally, there's a lovely walled pond, a greenhouse and shed for storing all the essential gardening paraphernalia.







Travel Information

9.4 miles from Fishbourne to Portsmouth Ferry Terminal
 13.9 miles from East Cowes to Southampton Ferry Terminal
 21.1 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.7 miles
Sandown & Shanklin Golf Club, Sandown	5.5 miles
Bembridge Bowling Club, Bembridge	0.4 miles
Bembridge Sailing Club, Bembridge	0.9 miles
Brading Haven Yacht Club, Bembridge	1.6 miles

Healthcare

Doctors Surgeries	
Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12.1 miles (01983 822099)

Education

Primary Schools
 Windmills Pre-School, Bembridge
 Bembridge Primary School, Bembridge
 Brading CE Primary School, Brading
 St Helens Primary School, St Helens
 Nettlesome Primary School, Nettlesome
 The Bay CE Primary School, Sandown
 Broadlea Primary School, Sandown

Secondary Schools/Colleges
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 873575
 01983 872668
 01983 407217
 01983 872442
 01983
 01983 403284
 01983 402403

01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Little Fox's, Bembridge
 Crab & Lobster Inn, Bembridge
 The Village Inn, Bembridge
 The Birdham, Bembridge
 Barbosa, Bembridge
 The Vine, St Helens
 Baywatch on the Beach, St Helens
 Ganders Restaurants, St Helens
 Yarbridge Inn, Yarbridge
 Culver Haven, Culver Down
 The Propeller Inn, Bembridge

These bars and restaurants are available within a 10-minute drive of this home

Local Attractions / Landmarks

St Helens Fort - The Solent
 Bembridge Windmill - Bembridge
 The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Bembridge Fort - Culver Down
 Amazon World Zoo - Newchurch
 Adgestone Vineyard - Adgestone
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Quarr Abbey - Binstead

Ground Floor
Approx. 151.0 sq. metres (1625.0 sq. feet)



GROUND FLOOR

- Entrance Porch
- Hallway
- Shower Room
- Lounge / Dining Room 22'11 at widest point x 15'6 at widest point
- Sun Room 18'3 x 10'6
- Kitchen 13'9 x 8'11
- Rear Lobby 5'4 x 4'11
- Utility Room 10'11 x 7'6
- Inner Hallway
- Bedroom 2 10'3 up to fitted wardrobes x 9'11
- Bathroom
- Bedroom 3 11'4 x 9'5
- Bedroom 1 13'1 x 11'5

OUTSIDE

- Front Garden
- Driveway
- Integral Garage
- Rear Garden



Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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