

Gembrook West Street, Wroxall, PO38 3BS

Guide Price £860,000

EPC Rating: C Council Tax Band: E

ELLIOTT
LINCOLN

ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



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Welcome to Gembrook, a stunning 4-to-5-bedroom bungalow situated on a picturesque 1.24-acre plot with a beautiful countryside backdrop. This exceptional property offers ample space and versatility, making it perfect for families, professionals, multi generational living, or those seeking an additional income stream. Nestled in a secluded spot, in view of Appuldurcombe House is a hidden gem that combines rural tranquillity with modern convenience. The property boasts an expansive and versatile layout, featuring 5 generous bedrooms and three inviting reception rooms. The ancillary accommodation provides the perfect solution for multi-generational living or an additional income stream.

Main Accommodation

Entrance Hall

Double glazed front door with matching side panel. Radiator x2. Door to:

Living Room

Double glazed window to the front elevation with a radiator beneath. Views of the gravelled driveway and lawned front garden can be seen here. Feature fire surround with a log burning stove inset.

Kitchen Breakfast Room

Comprising a range of wall, floor and drawer units with internal carousel shelving, finished in a coastal grey and worktops over and ceramic sink and drainer inset. Integral twin 'hide and slide' Neff ovens, combination oven and wine and beer fridge. Plumbing and space for a dishwasher. Peninsula style breakfast bar with space for stools beneath. There is both a water softener and filter fitted underneath the sink and drainer. A double-glazed window to the front elevation gives a view of the driveway and lawned front garden. Door to the pantry which is shelved with a sensor light.

Dining Room

Double glazed sliding doors open to the decking and garden. Double glazed window to the side elevation. Radiators x2. Built in cupboards housing, various tech and IT hubs, solar panel inverter and gas boiler. Door to:

Utility Room

A range of tall and base units with plumbing and space for a washing machine and condenser dryer. Double glazed window to the front elevation. Integral freezer. Additional wall mounted units. Part glazed door to the pool area and patio. Radiator. Door to:

Shower Room

Comprising a shower enclosure with glass door, vanity handbasin with storage beneath and WC. Heated chrome towel rail. Extractor fan.

Bedroom 1

The gardens and beautiful rolling countryside beyond can be seen through a double-glazed window to the rear elevation. Radiator. Built in wardrobes. Door opening to:

Ensuite Shower Room

Comprising a large shower enclosure with glass doors, handbasin with vanity surround and storage, WC. Heated chrome towel rail. Obscured double glazed window to the rear elevation.

Bedroom 2

Double glazed window to the rear elevation with a radiator beneath overlooks the garden and countryside beyond. Built-in wardrobes.

Bedroom 3/Study

Double glazed window to the front elevation overlooking the gravel driveway and lawn. Radiator.

Family Bathroom

A white suite comprising a panelled bath with shower over, pedestal handbasin and WC. Double glazed window to the rear elevation. Radiator.

Ancillary Accommodation

Inner Hallway

Walk in cupboard housing the gas boiler for this part of the property. A great place to store household items.

Bedroom 4

Double glazed window to the front elevation overlooking the front garden. Radiator.

Living Room (2)

Dual aspect double glazed windows to both sides of this room with radiators beneath. Double glazed sliding patio doors that lead to the decking and the garden. The views from here are exceptional.

Shower Room

Large shower enclosure with glass doors, handbasin with vanity storage beneath and WC. Extractor fan. Obscure double-glazed window to the side elevation. Chrome heated towel rail.

Bedroom 5/Home Gym

Double glazed window to the front elevation. Radiator.

Kitchen Dining Room (2)

A range of wall, floor and drawer units, country style and finished in ivory with worktops over. Space and plumbing for a dishwasher and washing machine. Space for an American style fridge freezer. Integral gas hob and electric fan assisted oven with chimney style extractor hood over. Double glazed window to the rear elevation overlooking the gardens and patio area. Part glazed door to the side garden, the ramp here and wheelchair threshold makes this outside area fully accessible.

Outside Areas

A 5-bar gate gives access to a gravelled driveway that allows parking for many cars. The front garden is mainly laid to lawn and landscaped with small trees and shrubs bordering. An additional high quality corner timber shed nestles in this part of the garden. To the side of the property you will find lawn, another quality timber shed and a pet enclosure. Gated access leads to a larger paddock that makes up the main garden, here the lawn sweeps and is flanked by trees such as Magnolia. You will also find a variety of fruit trees, a fruit cage and green houses.

The swimming pool area is paved all the way around and has easy access to the shower room off the utility room. The hot tub enjoys its own electrical supply on the patio and the sun terrace is screened and bordered with lawn and various plantings. Swimming Pool 32 feet long x 18ft wide. Depth approx. 3 feet down to 6 feet. External log store.





Double Detached Garage

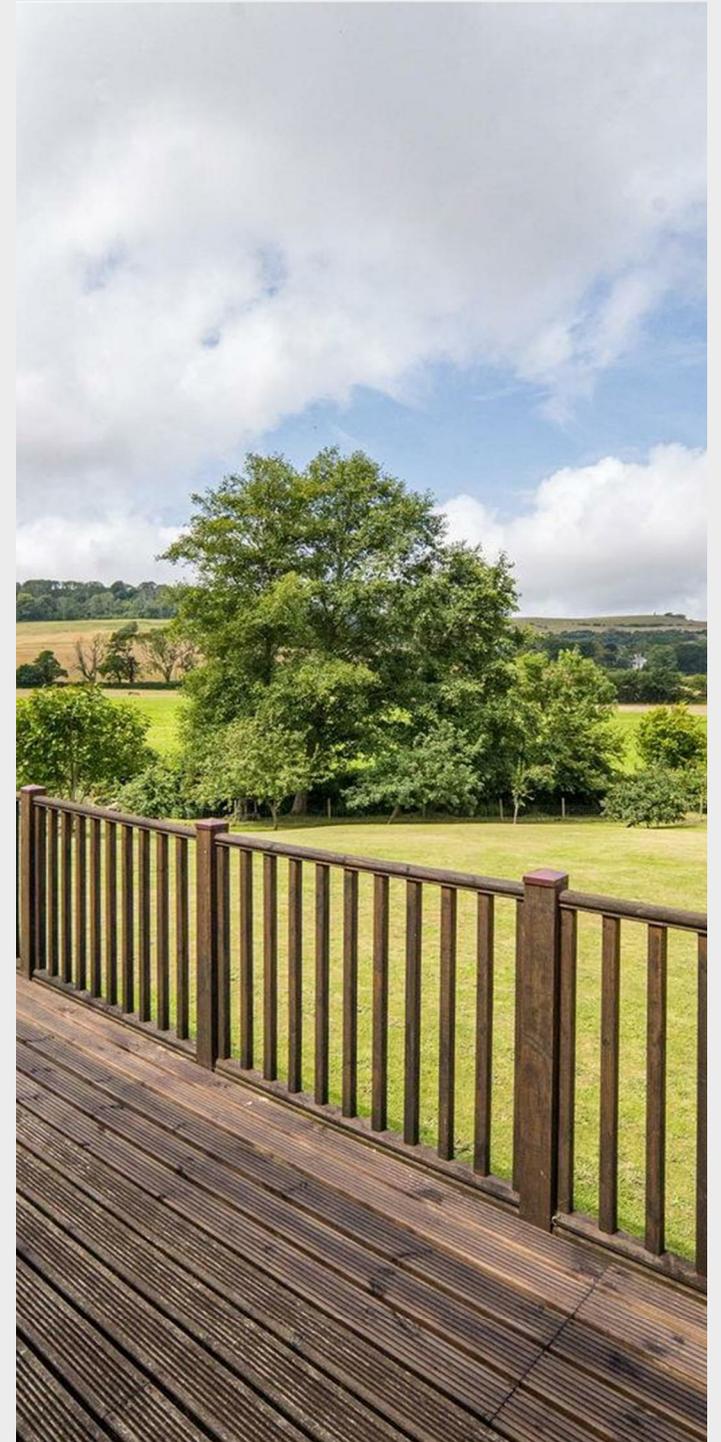
Electric roller shutter door. Power and light. There are two 16 AMP Sockets (one internal and one external) certified car charge sockets.

Workshops

Two large workshops with power, light, shelving and work benches. The pool pump is housed here, the pump and filter run on a timer.

Disclaimer

Our particulars give a fair overview of the property, however, should you have any points of concern or query please don't hesitate to contact Elliott Lincoln direct so that we can clarify. Prospective purchasers are always advised to commission a full inspection of the property before proceeding to exchange of contracts. These particulars are believed to be correct and have been verified by or on behalf of our vendor. Interested parties should satisfy themselves as to their accuracy and as to any other matter regarding the property such as its location, proximity to other features or facilities which are of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. In addition, appliances and services have not been tested unless otherwise stated.



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Floor Plan
Floor area 250.3 m² (2,694 sq.ft.)

Garage
Floor area
34.9 m² (376
sq.ft.)

Outbuilding
Floor area 67.3 m² (724
sq.ft.)

TOTAL: 352.4 m² (3,794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	