

SPENCE WILLARD
NEW HOMES & DEVELOPMENT



Thornwood House 71 Steyne Road, Bembridge, Isle of Wight, PO35 5SL

An impressive and substantial new family home in the sought after village of Bembridge, boasting a high energy efficiency 'A' rating and incorporates high specification materials and features.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Extending to approx. 2,260sq ft of gross internal area and with private south facing gardens, Thornwood House blends light open plan space with comfortable accommodation including four large double bedrooms and three bathrooms, two of which being en-suite. The open plan kitchen and dining room is an incredible space for family living and entertaining with aluminium bi-folding doors opening to the garden with sunny southerly aspect. There is a detached garage, plenty of off-road parking and enclosed gardens laid to lawn at the rear which have been thoughtfully landscaped and planted. Fitted with a state-of-the-art under floor heating system helping to achieve an impressive energy-efficiency efficient 'A' rating incorporating an integrated solar PV roofing system, an air source heat pump and provision for a car charging point.

The houses are sold completely finished and ready to move in with carpeted and luxury vinyl tiled floors, light fittings and quality kitchen appliances and the peace of mind of a 10 year insurance backed build warranty.

Ideally situated in Bembridge Village, just a short walk to Bembridge Primary School and Steyne Park, the village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger, coffee shop and farm shop in addition to several further cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation
Ground Floor

Entrance

A wide pathway and accessibility ramp leads to an impressive veranda style porch with Indian sandstone paving and large contemporary door with full height pull bar and frosted glazing inset.

Hallway

A generous hallway with understairs cupboard housing underfloor heating manifolds. Herringbone pattern luxury vinyl tile washed oak style flooring runs throughout the reception rooms and living area on the ground floor.

Open Plan Kitchen and Dining Room

A brilliant L-shaped room overlooking the garden with aluminium bi-folding doors accessing the terrace. A large sitting area with window overlooking the front aspect and fireplace housing Morso log burning stove, large oak mantel and black granite stone hearth. There is plenty of space for a large dining table with low hanging pendant lights over while the kitchen has shaker style undercounter wall mounted and tall pull-out storage units with an extensive range of pan drawers, larder cupboards and built in appliances all finished with a vein affect 10mm Silestone worktop with undermounted 1.5 bowl stainless steel sink and mixer tap over. Central island and breakfast bar. Integrated units include a Neff 'slide and hide' double oven, microwave and grill, an AEG fridge freezer, Bosch dishwasher and Fisher and Paykel induction hob and extractor hood over.

Utility Room

A large, versatile space with side window and access, incorporating a further range of floor and wall mounted storage units, silestone worktops and undermounted sink with mixer tap over. Space and plumbing for a washing machine and tumble dryer. Plant Room housing 284L unvented cylinder, air source heat pump tank and associated utility pipes and stop cocks.

Study/Media Room/Bedroom 4

A well-proportioned bedroom or home office overlooking the front aspect with access to the 'Jack and Jill' cloakroom / en-suite with walk in shower, vanity unit wash basin, illuminated/heated mirror, heated towel rail and W.C.

First Floor

Stairs wind to an impressive galleried landing with impressive, vaulted ceiling and exposed Glulam beam. There is a large airing cupboard housing under floor heating manifolds and plenty of pine linen shelves.

The first floor comprises three double bedrooms and two bathrooms, one of which being en-suite. Bedrooms 2 and 3 are equal in size with window and window seat overlooking the front and rear aspect while the principal bedroom is a remarkably spacious room spanning from the front to the back of the house with plenty of space for wardrobes, furniture and a window seat at each end. The luxurious en-suite bathroom has twin wall mounted vanity unit wash basins with illuminated/heated mirror over, shower enclosure, heated towel rail and W.C. While the family bathroom is substantial with oval bath, heated towel rail, vanity unit wash basin and walk in shower with tiled surround and deep walk-in cupboard.

Outside

The grounds of Thornwood House are immaculate and landscaped with lawns bordered by a laurel hedge and planting along the front and at the rear an Indian sandstone terrace provides an ideal space for outdoor dining and entertaining with a southerly aspect where there is outdoor power, lighting and water also laid on.

The garage is set behind a large driveway accessed directly from the road which has been laid to gravel over permeable trays ensuring the driveways are firm and flat and rainwater is able to disperse. The driveway and pedestrian path are lined by granite setts as well as across the threshold from the road which make for a particularly pleasant and low maintenance outside space.

Garage

A detached garage with side door and rear window has a sectional automated doors and pitched roof offering plenty of additional storage.

Services

Mains electricity, water and drainage. Heating is provided via air source heat pump and unvented storage cylinder located outside and in the plant room and delivered via underfloor heating to both the ground and first floors. The system is supplemented by an integrated solar PV roofing system able to generate up to 2.5kW. The houses are prepared for a car charging point which can be supplied and fitted as well as a battery to store generated energy - both by separate negotiation. WightFibre gigabyte broadband is available on Steyne Road. Cat 6 network wiring provided to all TV points. TV aerial with amplifier pre wired.

Tenure

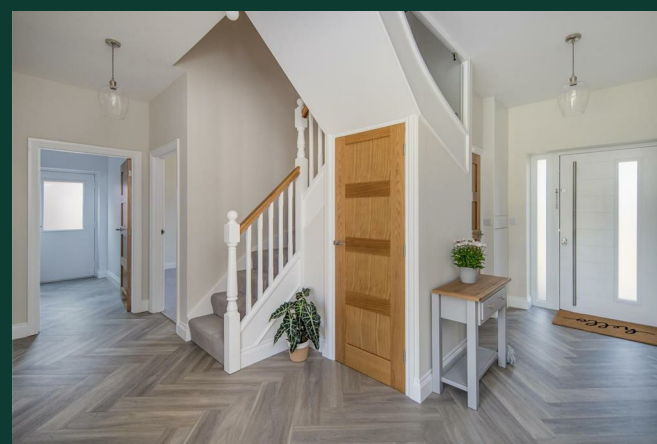
The property is offered Freehold.

EPC Rating

Estimated 'A' Rating.

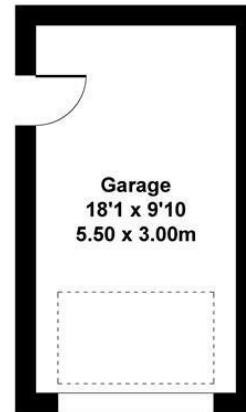
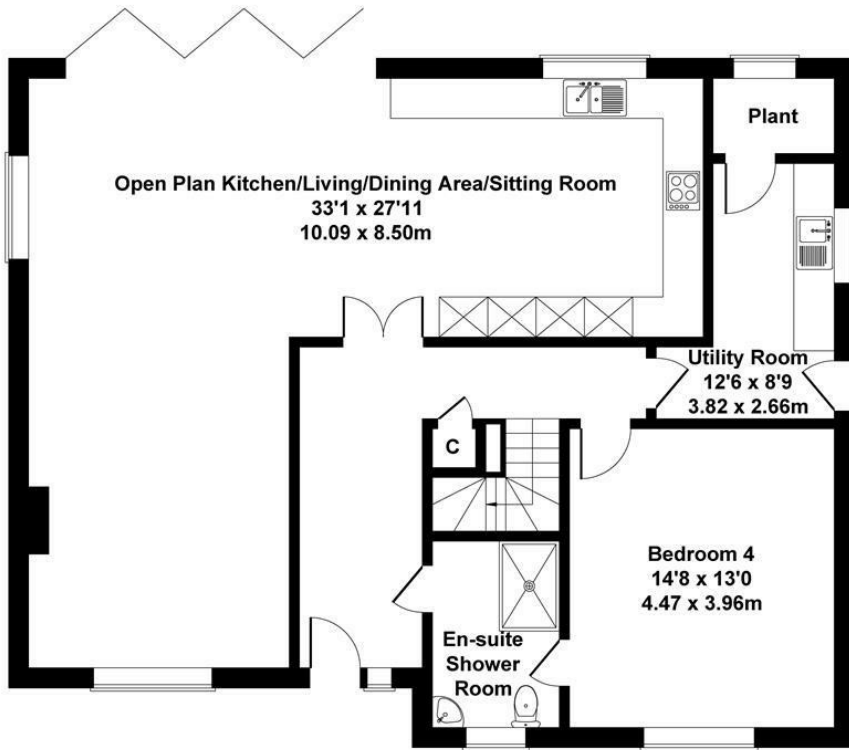
Viewings

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

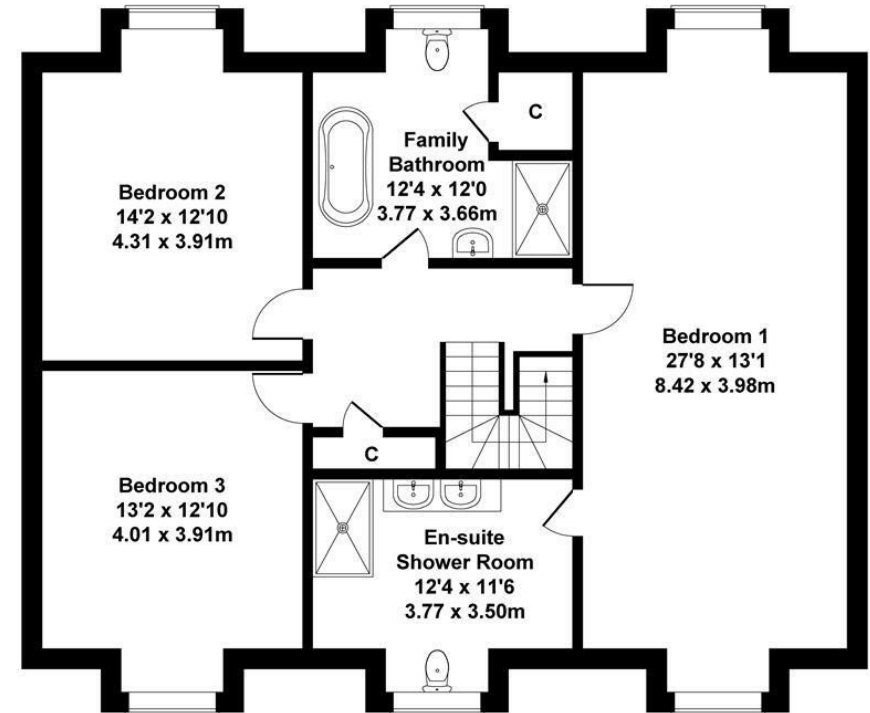


Thornwood House

Approximate Gross Internal Area
2368 sq ft - 220 sq m
(Including Garage)



Garage



FIRST FLOOR

GROUND 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.

Produced by Potterplans Ltd. 2024

SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.