

SPENCE WILLARD



22 Woodland Grove, Bembridge, Isle of Wight, PO35 5SG

*A beautifully modernised detached bungalow with generous parking and a private garden, tucked away in a sought-after Bembridge cul-de-sac within walking distance of the village and surrounding countryside.*

VIEWING

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22 Woodland Grove is a well-appointed three-bedroom bungalow that has been thoughtfully extended and enhanced, including the conversion of the former double garage to create superb additional reception space or ancillary accommodation. The property offers a spacious and comfortable layout with three bedrooms and particularly generous reception areas, ideally suited to both family living and downsizing alike.

Woodland Grove is a quiet and highly regarded cul-de-sac positioned on the southern side of Bembridge. Bembridge offers an excellent array of independent cafés, restaurants, pubs and shops, in addition to a butcher, coffee shop, florist, bakery, fishmonger, pharmacist and farm shop. The village centre is a short walk from the house, as are the beaches and coastal paths that encircle the village. Bembridge Harbour's sailing clubs, seafood restaurants, boatyards and mooring facilities are also within easy reach. High-speed mainland links are available 7 miles away via Ryde, including the hovercraft (a ten-minute crossing) and fast catamaran.

Accommodation

Entrance Hall

A step up beneath a storm porch leads to a timber-glazed entrance door with glazed side panels, opening into a welcoming hallway.

Sitting Room

A bright and spacious dual-aspect living room with windows to both front and side, providing excellent natural light throughout the day. A wall-mounted electric flame-effect heater forms a focal point, with ample space for both seating and dining if required.

Kitchen

A modern fitted kitchen comprising a range of shaker-style wall and base units with tiled splashbacks and under-cupboard lighting. An integrated John Lewis induction hob with extractor over, mid-level Electrolux oven and grill, space and plumbing for a dishwasher, and space for an American-style fridge freezer. Two deep pantry cupboards provide excellent storage. Window overlooking the garden.

Dining Room / Annexe

Converted from the original double garage, this is a superb and highly versatile additional living space, currently arranged as a dining room with study area and TV corner, with French doors opening onto the garden.

A cupboard houses plumbing for a washing machine and tumble dryer, along with the wall-mounted gas boiler and consumer unit. This space could equally serve as ancillary accommodation, a home office, studio or gym.

#### Inner Hallway

With wall space for coats and a useful linen cupboard. A hatch provides access to a generous loft space.

#### Family Bathroom

A modern suite comprising a panelled bath with shower over and tiled surround, pedestal wash basin, WC and heated towel rail.

#### Bedrooms

There are three well-proportioned double bedrooms, two overlooking the rear garden and one to the side. The principal bedroom is particularly generous, and both bedrooms one and two benefit from built-in and freestanding wardrobes.

#### Outside

The bungalow occupies a substantial plot with ample off-road parking to the front and vehicle-width access to the rear. The garden enjoys a favourable south-easterly aspect and is predominantly laid to lawn, with mature shrubs and specimen trees providing excellent privacy. Planting includes Portuguese laurel, silver birch, cherry and bamboo.

A substantial paved terrace provides an ideal setting for outdoor entertaining, complemented by a secluded decked seating area enjoying a southerly aspect. A large shed/workshop with power and lighting is also included.

#### Services

Mains electricity, water and drainage. Gas-fired central heating via a wall-mounted boiler (located within the converted garage space), supplying radiators throughout.

#### Tenure

The property is offered freehold.

#### Council Tax

Band E

#### EPC Rating

C

#### Postcode

PO35 5SG

#### Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.



## 22 Woodland Grove

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



### 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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