



THE WINDOWS

Swains Road | Bembridge | Isle of Wight | PO35 5XS





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A beautiful, detached five-bedroom house dating back to 1910 situated on one of Bembridge’s most sought after roads enjoying a large plot, off-road parking, and close proximity to the beach.

The Windows

Ground Floor

Porch-W.C | Entrance Hall | Sitting Room | Kitchen | Dining Room | Conservatory
Utility Room/Scullery | Boiler/Plant Room

1457sq ft (135.3 sq m)

First Floor

Landing | Master Bedroom | En Suite Shower Room | Two Further Double Bedrooms | Single Bedroom | Family Bathroom | Office/Bedroom 5 | Loft

In all approx.1059 sq ft (98.4 sq m)

TOTAL – 2516 SQ FT (233.70 SQ M)

Gardens, Grounds and Buildings

Front, side and rear garden | In and Out Parking/Driveway | Summer House/Garden Shed | Garage

Extends to approx. 0.34 acres

Guide Price: £995,000

LOCATION

The Windows is located in the much sought-after Swains Road, in the centre of Bembridge, a popular town on the north-east coast of the Isle of Wight. Bembridge is known for its sailing clubs, access to good state and private schools and has an active year-round community. A selection of useful shops, hairdressers and the village church are all within a few minutes' walk. So too is the beach and coastal walks heading both east and west. Mainland connections can be found within twenty minutes in Ryde and Fishbourne.

THE PROPERTY

The Windows is an attractive Edwardian house, built in 1910, by a renowned Bembridge builder, 'Love', with later additions. Much of the house remains as it was and period features are in abundance: a wealth of windows, original fireplaces with alcoves, exposed beams, terracotta roof tiles, wooden floorboards and arched doorways, typical of this time. The house is set back from the road behind tall mature trees which offer privacy from the road. The gravel drive has 'in and out' access and there is plenty of parking space for several cars. A single garage could be re-instated if this were required. The interiors of the house offer a combination of period style with modern day comfort and the house has been maintained as a family home at its heart. The garden at the rear of the property is surrounded by mature trees and provides a beautiful, enclosed semi-circle around the central south-facing lawn. Terraces are at the side and rear of the house and there are several ponds that add to the character of the outdoor space.

GROUND FLOOR

Porch/WC

A stone hearth at the front door entrance leads into a porch, originally outdoors and now an internal welcoming space. Features include three small windows in one wall and the original window into the hall which includes a posting hole. The original front door opens from here into the entrance hallway. WC.

Entrance Hall

A large central space with stunning wooden floorboards, dominated by a large fireplace alcove and fireplace with a Charnwood woodburning stove and rustic wood surround. From here there is access to all the reception rooms and the wooden staircase with understairs storage cupboard, leads up to the first floor. The large south-facing window overlooks the conservatory and draws ample sunlight into this central space. To the right is the more formal sitting room and to the left is the dining room





and kitchen and what used to be the servant's spaces.

Sitting Room

A light-filled room with a large square bay window overlooking the rear south-facing garden. Step up to decorative alcove with four windows facing north, south and west over the gardens and central fireplace, currently used as a log store. Framed original deeds of the house hung on one wall (to be included with the house). Original wood floorboards and decorative beamed ceiling.

Kitchen

The dividing wall between the kitchen and dining room was opened up in 1998 by the current owner, making these two rooms work well together for busy family life. The top and bottom bespoke cabinetry is off-white painted wood with solid wood door furniture and worktops. A large Stoves gas range with extractor above and original Belfast sink with wood draining provide additional character to this space. A door leads into a walk-in larder, ideal for food storage, and the original service bells remain on a kitchen wall. A second door leads to a boot and utility rooms, the side door with access to outside, the boiler room and the garage.

Dining Room

An attractive reception room with a square bay window overlooking the rear garden. Open fireplace with handsome red brick surround and hearth and solid wood mantel. Built in shelving on one wall and a large cupboard in an arched alcove recess. Exposed wooden floorboards. Open access into the kitchen.

Conservatory

Added to the rear of the house and built on the site of the terraced area raised up from the garden, this room provides an additional sheltered living and entertaining space, leading out from the entrance hall and provides the perfect spot for enjoying the surrounding garden. Sliding doors open out onto a paved area and steps down to the garden.

Utility Room/Scullery

A practical space for everyday essential needs, equipped with a Belfast sink and wooden drainer, wood worktop and terracotta tiled flooring. There is ample storage space provided by a large wood fronted cupboard.

Boot Room/WC

Adjacent to the exterior door with hooks for hats and coats and space for boots. Within the porch. Tongue and groove wood panelling and window onto the driveway.

Boiler/Plant Room

Accessed from outside and adjacent to house side entrance.

FIRST FLOOR

Landing

A galleried landing with a very tall window on ascent overlooking the driveway and trees at the front of the house. The landing stretches along a part-galleried corridor to all the four bedrooms, an office/ Bedroom 5 and the family bathroom. There is also a useful cupboard opposite the family.

Master Bedroom

A double en-suite bedroom with a large window overlooking the rear south-facing garden.

En suite Shower Room

With large shower, sink and WC

Bedroom 2

A large triple-aspect double bedroom with an arched doorway and built-in wardrobe. Two large windows facing north and south. Access to boarded loft space via pull-down ladder.

Bedroom 3

A dual aspect double bedroom south and west-facing windows.

Bedroom 4

A dual-aspect single bedroom with north and west-facing windows.

Office/Bedroom 5

Currently used as an office but could be a further double room with additional walk-in dressing/storage room. Built in cupboard.

Family Bathroom

With bath and sink. Loft access.



GARDENS, GROUNDS AND BUILDINGS

The gardens of the house are on two sides with the main lawned area at the rear of the property. 'Crazy paving' areas create a wide pathway down one side of the house, accessed from the driveway via an arched trellis with wooden latch gate. Additional paving along the south side of the house provides a choice of places to sit and enjoy the gardens. Some ponds can be found and an area of sheltered woodland shields the main garden from the neighbouring property.

Single Garage

Attached to the house with stained-glass windows in the double doors at one end leading out onto a concrete area next to the driveway. Windows out onto the garden at the opposite end.

Summer House/Garden Shed

With windows and glazed door in one corner of the garden. A lean-to awning on the south east side of the house provides an additional open storage space or a shaded seating area.



Windows, Bembridge

Approximate Gross Internal Area = 233.7 sq m / 2516 sq ft

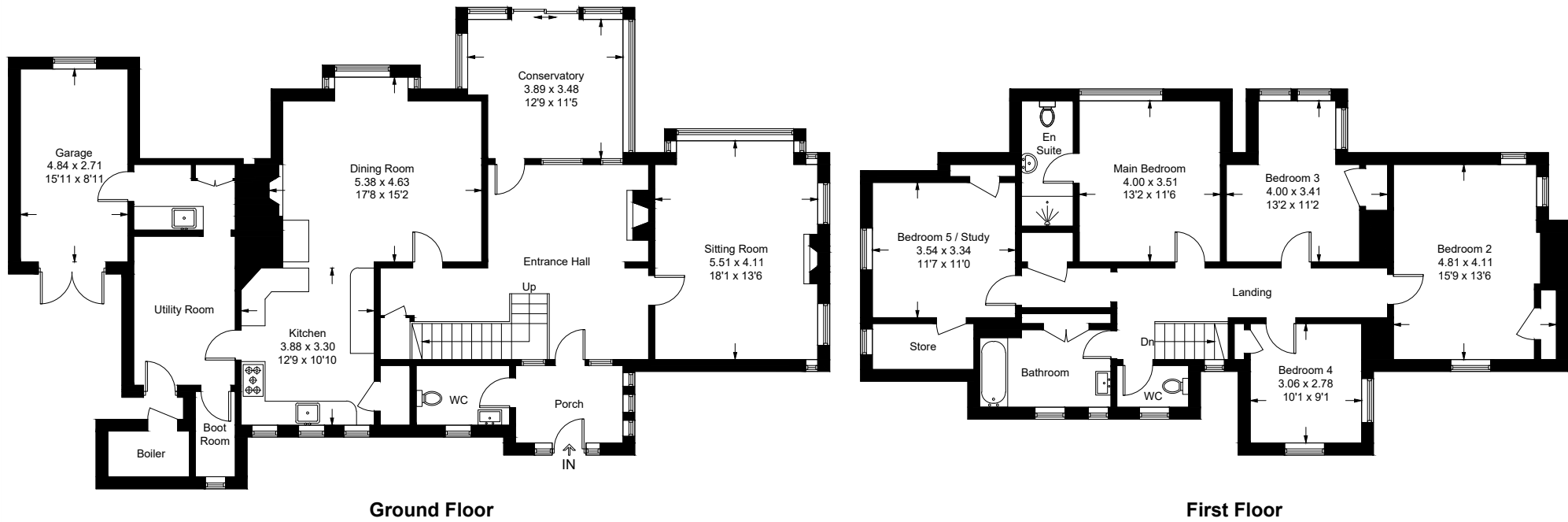


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318818)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public or private rights of way across the property.

Services

House: Mains Water. Mains Electric. Mains Drainage. Mains Gas.

Garage: Mains electric

Broadband availability

BT installed.

Mobile /Internet Coverage

Good indoor and outdoor.

Tenure

Freehold.

Planning Permission/Designations

The property is not listed nor is it within the Bembridge Conservation Area.

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.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

NB: The neighbouring property 'Claymore' to the north/west benefits from a deed of easement that runs over the property being sold.

Local Authority

Isle of Wight Council

Council Tax Band

G

Postcode

PO35 5XS

EPC

D

Fixtures and Fittings

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

What3Words

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Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828806 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at July 2026

Photos July 2026

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Isle of Wight

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