



Guide Price £750,000

STRATTON HOUSE, HEATHFIELD ROAD, BEMBRIDGE, PO35 5UQ



Seafields

## A SUPERBLY VERSATILE HOME WITHIN GREAT GARDENS!

Set within its own substantial, very impressive gardens, this very appealing DETACHED HOUSE is located along a tranquil lane just a level walk away (or short drive) to the host of village amenities, great choice of shops, primary school and churches - as well as offering easy access to the lovely countryside and beautiful beaches, bowling green and sailing clubs. Offering great space and SUCH FLEXIBILITY, the property allows one to upgrade and adapt depending on lifestyle and family requirements. Stratton House comprises a charming sitting room (with parquet flooring and inglenook fireplace including log burner), large study, cosy snug and designated dining room, plus a large kitchen/breakfast room and downstairs shower/utility room. The large, bright first floor landing leads to 5 BEDROOMS (4 doubles and a single) and 2 bath/shower rooms. Benefits include GAS CENTRAL HEATING, double glazing, ample car/boat parking plus a DOUBLE GARAGE. For those enjoying the outdoor lifestyle, the lovely large, level lawned gardens are perfect for ball games, al fresco eating and entertaining. Having been within the same family for many years, circumstances have now changed and this charming residence is available for another family to enjoy and PUT THEIR OWN STAMP ON. Offered as CHAIN FREE, a viewing is essential to appreciate all that is on offer.

### ENTRANCE HALL:

Carpeted stairs to first floor. Radiator. Glazed doors to:

### SNUG:

A cosy, carpeted reception room with double glazed windows to front. Radiator. Attractive open fireplace with tiled hearth, inset grate and timber mantle. White painted dresser with shelving and drawers. Folding doors to:

### SITTING ROOM:

Superbly proportioned reception room with parquet flooring and beams to ceiling. Inglenook exposed stone fireplace with inset log burner. Radiators x 2. Doors to Study and Kitchen. Double glazed windows and French doors to rear garden.

### STUDY:

Carpeted room (currently in use as Study) with double glazed windows to front. Radiator. Shelving.

### DINING ROOM:

Designated dining room with double glazed windows to front and side. Exposed brick open fireplace. Radiator. Wall lights. Door to cupboard. Multi paned door to:

### KITCHEN/BREAKFAST ROOM:

Spacious L-shaped room comprising range of fitted cupboard and drawer units with work surfaces over incorporating inset 1.5 bowl sink unit. Large 'Cannon' Range cooker with 6-ring gas hob and extractor hood over. Space for dishwasher and fridge/freezer. Timber flooring. Beams and spot lighting to ceiling. Double glazed windows to side and rear. Fitted dresser. Space for large breakfast table and chairs. Double glazed window and door to rear garden. Multi-paned door to Sitting Room.

### REAR LOBBY:

Window to rear. Door to:

### SHOWER/UTILITY ROOM:

Useful room with tiled flooring. Glow-worm wall mounted gas boiler. Space and plumbing for washing machine. Suite comprising vanity wash basin, w.c. and (step down to) large tiled shower area. Extractor. Obscured window.

### FIRST FLOOR LANDING:

Large landing with large sky light. Radiator. Door to walk in storage cupboard. Door to inner corridor with doors to Master Bedroom, Bedroom 5 and Bathroom.

### MASTER BEDROOM:

Substantial room with double glazed bow windows over-looking rear garden. Extensive range of built-in wardrobes/cupboards. Radiators. Feature cast iron fireplace.

### BEDROOM 2:

Another large double bedroom with bow double glazed windows over-looking gardens. Radiator. Good range of fitted wardrobes/cupboards.

### BEDROOM 3:

Double bedroom with wood flooring and double glazed windows to front. Built-in cupboard.

### BEDROOM 4:

Carpeted double bedroom with double glazed windows to front. Built-in cupboard. Radiator.

### BEDROOM 5:

Single bedroom with double glazed windows to front. Fitted wardrobes. Radiator.

### BATHROOM:

Coloured suite comprising bath, vanity wash basin and w.c. Arched window to side.

### SHOWER ROOM:

Comprising suite of shower cubicle, wash basin and w.c. Window to side.

### OUTSIDE:

A particular feature of Stratton House is the substantial plot it sits within - offering a large shingled driveway way with ample car/boat space plus easy turning area.

The rear of the property comprises the most impressive large gardens including a secluded paved patio area - perfect for al fresco dining - with the rest being laid to lawn, bordered by an array of mature trees and shrubs.

### DOUBLE GARAGE:

There is a large detached double garage/workshop with up and over door, light and power plus a pedestrian door to the side.

### OTHER PROPERTY FACTS:

Tenure: Freehold

Conservation Area: No

Listed Building: No

Council Tax Band: G (£4156)

EPC Rating: D (66)

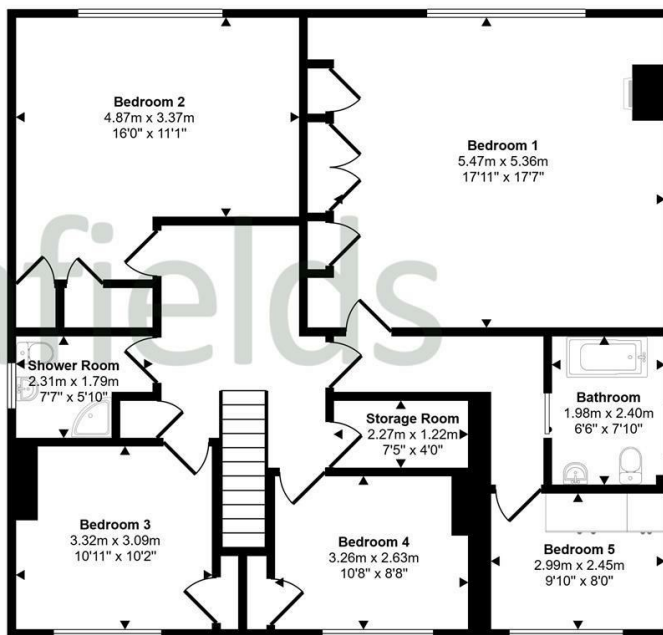
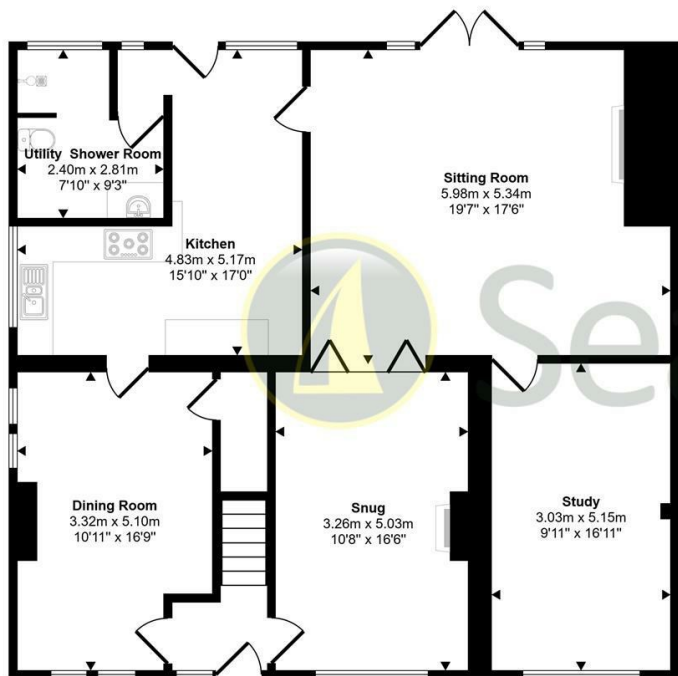
Flood Risk: No

Seller Situation: No Chain

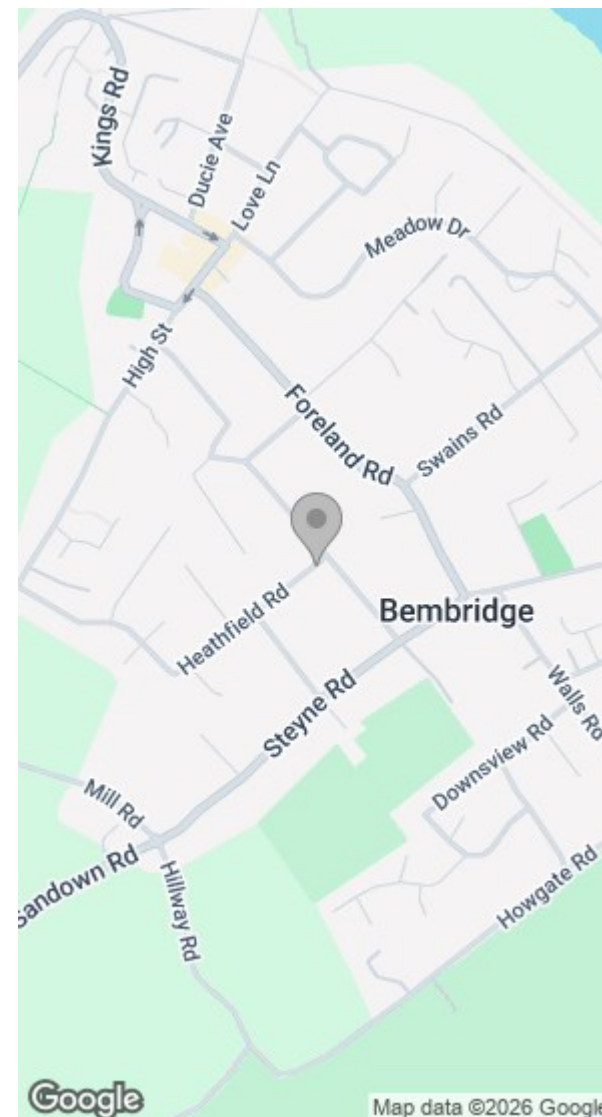
### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
231 sq m / 2486 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>	<b>74</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

