

SPENCE WILLARD



Woodcroft, Swains Lane, Bembridge, Isle of Wight, PO35 5ST

Situated on the idyllic Swain's Lane, close to the beach, this three-bedroom bungalow features private gardens, a large garage, and off-road parking.

VIEWING

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Woodcroft is a three-bedroom bungalow comprising a spacious sitting room overlooking south-facing gardens, a kitchen, three bedrooms, and a bathroom. There is a large integrated garage with utility space at the rear, as well as reasonable loft accessed via a hatch located in one of the bedrooms. Constructed in the 1980's the property has been well maintained but is cosmetically dated, offering an excellent opportunity for redecoration, modernisation, or potential redevelopment, including adding an upper floor as others in the lane have done, subject to obtaining the necessary planning consent and approval. The positioning on one of Bembridge's most sought-after and picturesque lanes is idyllic and provides easy access to the beautiful beach at Swains and the coastal path leading to the village, harbour and Sailing Club.

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a coffee shop, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

Accommodation

Entrance

Via a storm porch with steps leading up to the original timber front door with inset glazing. The hallway includes an airing cupboard housing a wall-mounted boiler and there is a separate W.C.

Kitchen

With a full range of under-counter and wall-mounted storage units and a dresser-style unit, ample workspace, a stainless-steel sink with a mixer tap, and space plumbing for an oven. Blue-tiled splashbacks.

Open-Plan Sitting/Dining Room

A bright, spacious room with French doors providing access to the garden and a southerly aspect. The sitting room features a gas fire with a mantle and a stone hearth.

Bathroom

With tiled walls, a panelled bath with shower over, a pedestal wash basin and W.C.

Bedrooms 1, 2 and 3

The bedrooms offer generous proportions and either a garden outlook or over the front aspect. The end bedroom is partitioned into two areas, with a further stable door offering garden access. Bedrooms two and three are good-sized doubles with front or rear views and integrated wardrobe storage.

Outside

Set back from Swain's Lane, the property benefits from a large gravelled driveway providing parking for several cars and access to the integrated garage. The garage has an up-and-over door, a side window, and a utility room at the rear with a Butler sink, plus space and plumbing for a washing machine and tumble dryer.

The rear garden is particularly private with mature bay hedging and specimen trees,

along with a large terrace ideal for outdoor dining and entertaining and a southerly aspect. A greenhouse is situated in the corner.

Services
Mains electricity, water, and drainage. Heating is provided by a gas-fired boiler and distributed via radiators.

Tenure:
The property is offered freehold.

Council Tax:
Band E

EPC:
Rating C

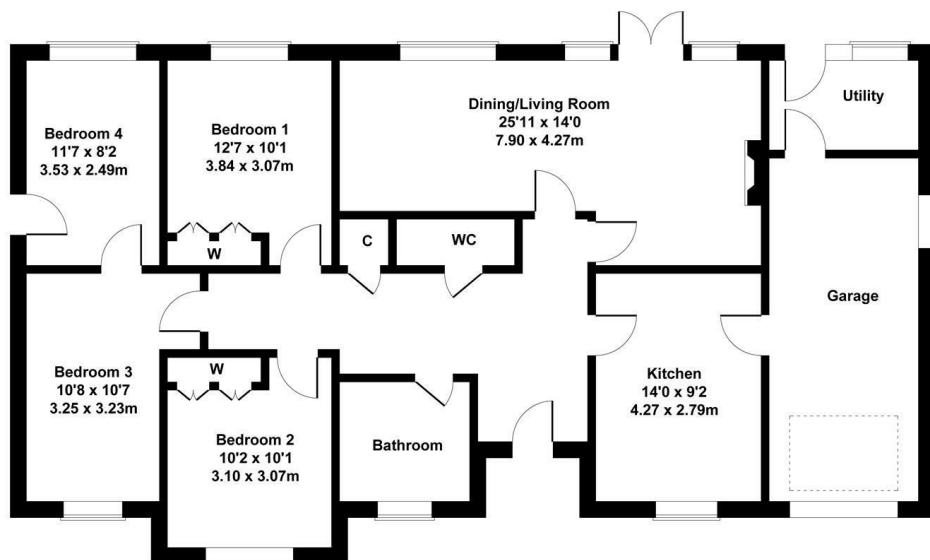
Postcode:
PO35 5ST

Viewings:
Strictly by prior arrangement with the sole selling agents Spence Willard.



Woodcroft

Approximate Gross Internal Area
1485 sq ft - 138 sq m



Not to Scale. Produced by The Plan Portal 2026
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