

SPENCE WILLARD



The Garden Cottage Swains Road, Bembridge, Isle of Wight, PO35 5XS

Enjoying fantastic and secluded gardens this substantial family property with garden annexe has been comprehensively remodelled with a stunning renovation and is situated on a sought-after road which leads to the beach in Bembridge.

VIEWING

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



The Garden Cottage is a beautiful family home with white rendered elevations a traditional terracotta tile roof and low profile casement windows and bi-folding doors in anthracite grey. The new layout of the house offers an excellent flow of accommodation with fantastic open plan living space that opens onto landscaped gardens and an expansive terrace and seating area. There are four double bedrooms and 4 bathrooms with a bedroom and shower room conveniently on the ground floor. A large garden chalet or annexe is carefully positioned in the glorious gardens offering various opportunities for a home office, studio, gym or ancillary accommodation, privately placed midway down and accessed via a pathway.

Having been extended and remodeled The Garden Cottage benefits from beautifully styled interior incorporating a range of excellent finishes and decor with panelled walls, crittall style internal glazed doors, sky lights as well as a stunning open plan kitchen, dining and living area with bi-folding doors accessing the garden. Other comforts and features include under floor heating throughout the new ground floor rooms and bathrooms and LED lighting for low energy usage, Cat5e data ethernet wiring and ports in reception rooms and bedrooms and natural oak engineered flooring or tile on the ground floor and first floor while there is also an integrated garage offering additional storage.

Location

The location is idyllic, just moments from the sandy beaches of Bembridge with the picturesque Swains Beach at the end of the road and minutes from excellent walking routes on coastal paths to the village center and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to a butchers, fish mongers, farm shop, cafes and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

Accommodation

Ground Floor

Contemporary composite door with glazed windows either side opens to a particularly spacious entrance hall with tiled floors and plenty of

space for coats and boots with a separate cloakroom with rail and lighting.

Inner Hallway

Modern crittall style doors open to an inner hallway with bespoke staircase rising to the first floor.

W.C / Shower Room

Newly fitted consisting of a shower, wash basin heated towel rail and W.C.

Bedroom 4 / Study

A dual aspect room currently arranged as a study but with bathroom next door this is an excellent guest bedroom if required.

Sitting Room

A perfect family room with panelled walls with Charnwood log burning stove sat on a slate hearth. Bespoke alcove shelving and cupboards either side.

Garden Room

A fabulous room semi open plan to the kitchen dining area with glazed lantern and sliding doors accessing the terrace.

Open Plan Kitchen Dining and Living Area

An impressive family space with combining large dining area, plenty of room for a sofa and TV and a beautiful contemporary two tone kitchen on one side with a full range of under counter and wall mounted storage units, integrated fridge, dishwasher and double Neff oven, microwave, grill and plate warmer as well as a wine cooler. A 1.5 bowl ceramic sink with mixer tap over, tiled splash backs, LED lighting and quartz stone off white work tops. A large central island provides breakfast style seating at an Oak work top area as well as a Neff induction hob with integrated downdraft extraction and a further range of storage.

Pantry

Excellent storage space for the kitchen with built in cupboards and food and wine shelving.

Utility Room

A substantial room with a further range of undercounter storage units with Quartz work tops, butler sink with mixer tap over, tiled splash backs and shelved space and plumbing for a stacked washing machine and tumble drier. Integrated full height freezer and an additional dishwasher.

Integrated Garage

With electric roller panelled door, the garage has high ceilings, concrete floors, a door to one side and in one area stands a wall mounted Vaillant boiler and 300L unvented cylinder.

First Floor

Stairs with Oak steps and handrail rise to a light filled galleried





landing with roof lantern over and large airing cupboard.

The first floor comprises of 3 generous double bedrooms all with built-in wardrobe storage and three bathrooms, two of which are ensuite. Bedroom 2 has dual aspect windows and its ensuite shower incorporates a shower, pedestal wash basin, heated towel rail and W.C. While the family bathroom has a contemporary bath with shower attachment, walk in shower, vanity unit wash basin and W.C. Bedroom 1 is a substantial principal suite enjoys Juliet balcony windows with splendid garden outlook, a walk in dressing room with shelving and drawers, built in wardrobe and a en-suite with twin vanity unit wash basin, walk in shower and hidden cistern W.C.

Outside and Garden Chalet

The Garden Cottage is set back from the road behind a five-bar gate with a substantial gravelled driveway with space for parking several cars and access to the integrated garage. Wide side access leads to the garden which is a magical space and particularly private with a southerly aspect. The terrace paved with porcelain tiles is bordered by a white rendered box planter wall and cedar fencing helping to create a wonderful space for outdoor dining and entertaining and connected to the kitchen through bi-folding doors. The gardens are designed to provide a green outlook and a walk along the landscaped path meanders down amongst flower beds stocked with a range of herbaceous shrubs and trees, The gardens extend 250 feet in a southerly aspect. Midway down is a purpose-built chalet finished to the same standard as the house and comprising an open plan space with a kitchen at one end, power, lighting hard wired internet, heating, heated water and an outdoor shower. Beyond the chalet are various garden sheds and a green house hidden from view.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and unvented cylinder located in the garage and delivered via underfloor heating on the ground floor and radiators on the first floor. The Chalet is heated via an electric boiler. WightFibre currently provides internet to the house and Cat5e wiring and ports in all reception rooms and bedrooms.

Tenure

The property is offered freehold.

Council Tax

Band F

EPC Rating

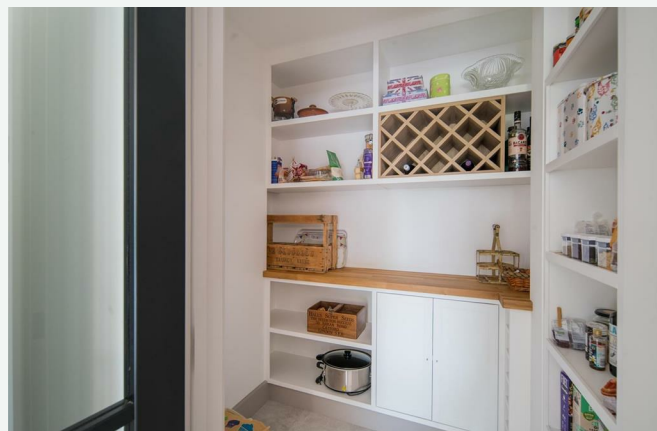
C

Postcode

P035 5XS

Viewings

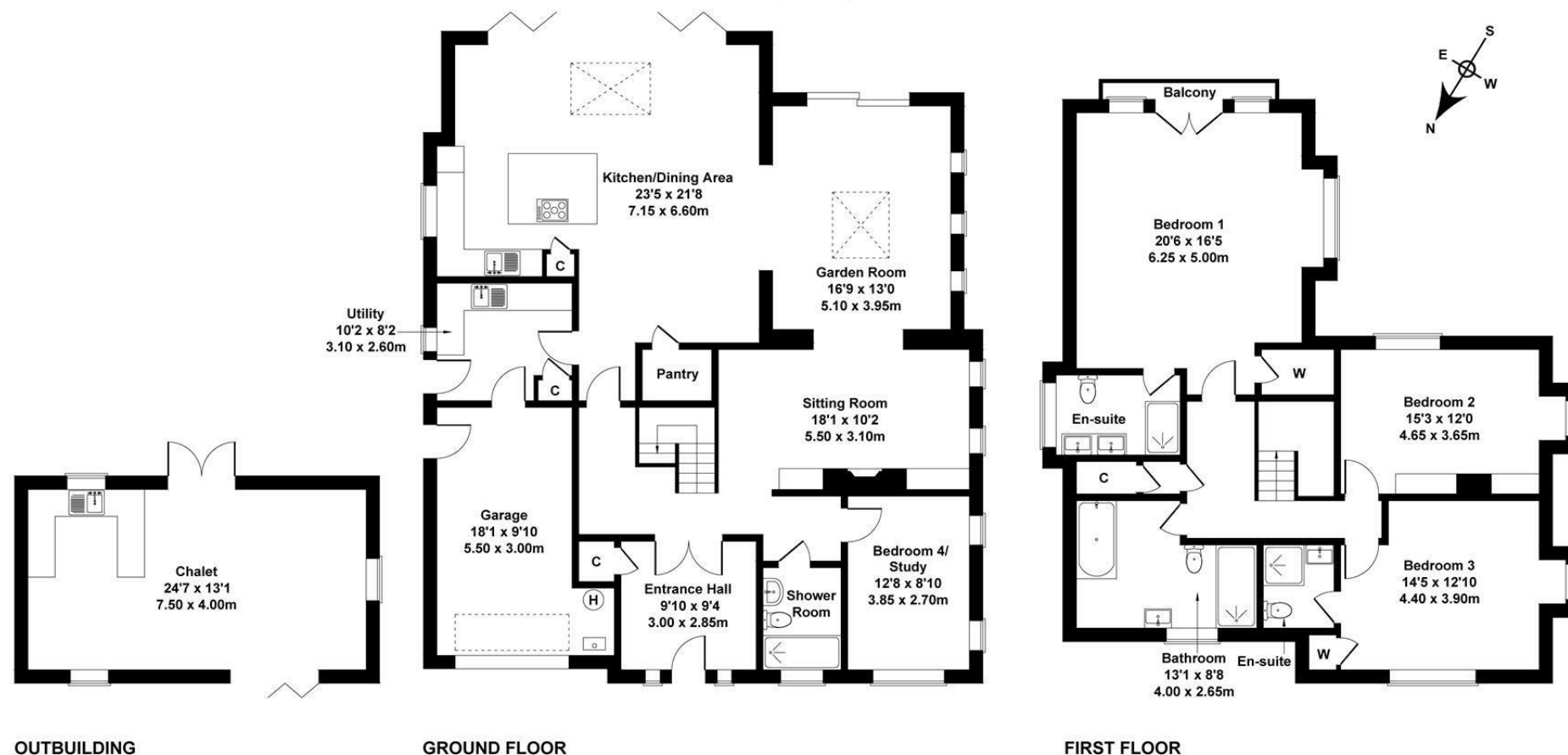
Strictly by prior arrangement with the sole selling agents Spence Willard





Garden Cottage, Swains Road

Approximate Gross Internal Area
3014 sq ft - 280 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.
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.