

SPENCE WILLARD



Leafy Oaks Heathfield Road, Bembridge, Isle of Wight, PO35 5UW

*An immaculately presented family home in the heart of Bembridge Village.
Built to a high standard, offering elegant interiors and a beautifully landscaped south-facing garden.*

VIEWING

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



Discreetly positioned along a quiet residential lane within the sought-after coastal village of Bembridge, this superb, detached residence offers refined living and everyday practicality. Set within a generous southerly aspect plot, the property has been thoughtfully designed and finished throughout, combining tasteful decor with contemporary comforts. The accommodation is bright, spacious and well-arranged to suit both family life and entertaining and consists of a generous sitting room that opens into a conservatory with garden outlook, kitchen/dining room, a dedicated study and a bedroom on the ground floor. Upstairs there are three double bedrooms and a bathroom with plenty of eaves space for additional storage. A large driveway offers lots of parking and access to the integral garage and the private and enclosed rear garden is beautifully maintained enjoying a southerly aspect.

Leafy Oaks is ideally situated with close proximity to Steyne Park and Bembridge Primary School and only 5-10 minutes walk to the village centre, the coastal paths of Bembridge are also nearby. Bembridge village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx 7 miles away.

Entrance Hall

A covered storm porch over large front door. The entrance hall has oak flooring and a door accessing the garage.

Sitting Room

This spacious, dual aspect sitting room has a bi-folding doors opening to the conservatory and onto the garden. Fireplace with a brick hearth and wooden surround and engineered oak flooring.

Conservatory

With solid roof inset with roof lantern this large and versatile space enjoys an excellent garden outlook.

Study/Bedroom 4

This useful room can be utilised as either an additional reception room/study or a double bedroom. Double glazed bow window, built in desk, cupboards and drawers.

Kitchen/Dining Room

A spacious and bright dual aspect family room with kitchen is fitted with a range of under counter and wall mounted storage units incorporating a 1.5 bowl sink and tiled surrounds. Integrated Neff appliances include an eye

level electric double oven, microwave and a gas fired hob with extractor hood over. Integrated dishwasher and fridge freezer.

Utility Room

Further cupboard and worktop space with sink. Space and plumbing for washing machine and tumble dryer. Wall mounted Glow Worm gas fired boiler. Separate W.C.

First Floor

Stairs rise to a large landing with natural light from Velux window and access to a small loft space. The first floor comprises of three double bedrooms, one of which enjoys a rear southerly aspect overlooking the garden and countryside beyond. The principal bedroom is a particularly spacious double with dressing room fitted with shelving and clothes rails. Bedroom two and three are both doubles and have built in storage and access to substantial eaves space. The Family Bathroom is fitted with a panelled bath, a tiled shower, wash basin, heated towel rail and a W.C.

Outside

A driveway to the front of the house provides parking for several vehicles and leads to the integral garage. There is gated side access to a good sized rear garden which has a paved patio extending onto a lawn with planted borders. Raised vegetable beds. Greenhouse. Large timber workshop. Integrated Garage Integral garage with up-and-over door.

Services

Mains electricity, water, drainage and gas. Heating is provided by Gas fired Glow-Worm boiler located in the utility room and delivered via radiators.

Tenure

The property is offered freehold.

EPC Rating

C

Council Tax

E

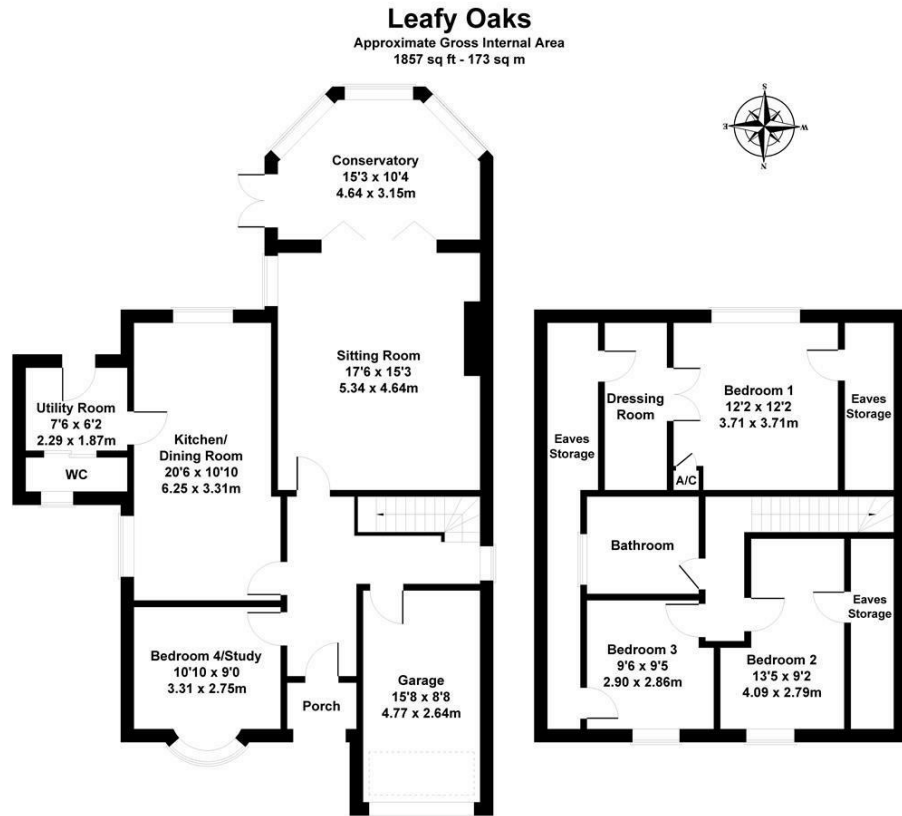
Postcode

PO35 5UW

Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





GROUND FLOOR

FIRST FLOOR

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. 2025

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 and Waterside Properties 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.